



Plough

Sutton Road, Sutton Valence, Maidstone, Kent, ME17 3LX

- Busy arterial road location near Maidstone
- Well-presented Grade II listed property
- Bar, Lounge & restaurant (116)
- Sizeable 5 bedroom accommodation
- Trade patio (88) & car park (32)
- Available on new free-of-tie lease

Leasehold | Nil Premium



LOCATION

The Plough is situated in the affluent and desirable Sutton Valence area of Kent, equidistant between the village centre and the rapidly expanding residential area of Langley. The Plough is situated approximately 4 miles south east of Maidstone town centre on a busy arterial road between the county town and commuter belt towns of Headcorn, Tenterden and Ashford, on a crossroads which acts as a well-utilised rat-run to the M20 motorway. The area is well-known for its private schools. Leeds Castle, a major tourist attraction and wedding venue is located a short distance away, as is Headcorn Aerodrome.

The area is predominantly accessed via the M20 at junction 8 which provides fast road access to London via the M25 and East Kent. Mainline rail services are available from Headcorn (to London Bridge, Waterloo East and Charing Cross) as well as Maidstone West, Maidstone East and Maidstone Barracks (with services to London Victoria and Strood).

The Plough occupies a notable detached public house on a prominent corner plot. This Grade II listed property is understood to date back to the later 18th Century, and is of timber framed construction under a pitched tile roof, with Kent peg and weatherboard upper elevations. The property has been extensively invested in in recent years, and is presented to a high standard throughout.

TRADE AREAS

Entrance from side of property into MAIN BAR, a traditional trade space with a modern twist. The bar is serviced by a wood built bar servery with polished metal top, housing two double drinks fridges. The bar provides seating for 24 on loose and booth seating with a further 8 sat at the bar, and houses a flat screen TV. Offset are MALE WCs, FEMALE WCs and cleaning cupboard.

Leading through the property is access to the LOUNGE BAR, which is presented in a similar manner to the main bar, with its own bar servery housing two double drinks fridges. The lounge bar provides seating for 26 centred around a grand piano.

To the rear of the property is an open plan RESTAURANT area, which provides seating for 60. This well-presented dining area is presented with stripped wood flooring, viewing hatch to kitchen, MALE WCs and FEMALE WCs offset.

The property benefits from a well-equipped TRADE KITCHEN with UPVC clad walling, undercounter fridges, stainless steel work surfaces, extractor, salamander, 6 burner range cooker, JLA combi oven, Rational oven, double deep fat fryer, hot pass, hot cupboard, commercial microwaves and two

portable induction hobs. Offset is a DRY STORE, WASH UP ROOM with commercial dishwasher and walk-in chiller. Also offset is a PREP ROOM with dough mixer, upright freezer, chest freezer, coffee machine and coffee grinder.

The premises is serviced by a basement CELLAR with delivery drop to front of property.

OWNERS ACCOMMODATION

Located across two floors, comprising:

1st Floor:

LIVING ROOM
DINING ROOM
BATHROOM
DRESSING ROOM
DOUBLE BEDROOM
MODERN FITTED KITCHEN

2nd Floor:

DRESSING ROOM
4 X DOUBLE BEDROOM

EXTERNAL

To the front of the property there is a spacious sun-trap trade PATIO with seating for 88 patrons. This area is serviced by its own outside bar.

To the rear of the property there is a CAR PARK with marked bays for 27 vehicles. Furthermore there is a second car park to the side of the property for a further 5 vehicles.

In addition, there is a TRADE YARD.

THE BUSINESS

The business is currently closed, however has until recently operated as a destination food-led venue.

No trade is sold or warranted. Historic trade accounts are unavailable. Interested parties must make their own assumptions as to likely trade levels giving due regard to the size and location of the property and local demographics.

The business would suit an experienced hands-on operator or managed style alike.



TENURE & PRICE

LEASEHOLD NIL PREMIUM

Trade fixtures & fittings as described above for sale by separate negotiation.

The premises is available by way of a new lease agreement as below:

- New fully repairing and insuring agreement
- For a term of 20 years
- Inside of Part II Landlord & Tenant Act 1954
- Rent £60,000 per annum
- Subject to 5 yearly rent reviews in conjunction with annual RPI (capped at 5% and collared at 2.5%)
- Rental deposit equivalent to 3 months rent in advance
- Free of all trade ties
- Suitable insurance to be in place prior to exchange of contracts
- All negotiations subject to covenant strength

An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum. No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full premises licence is held permitting the sale of alcohol by retail:

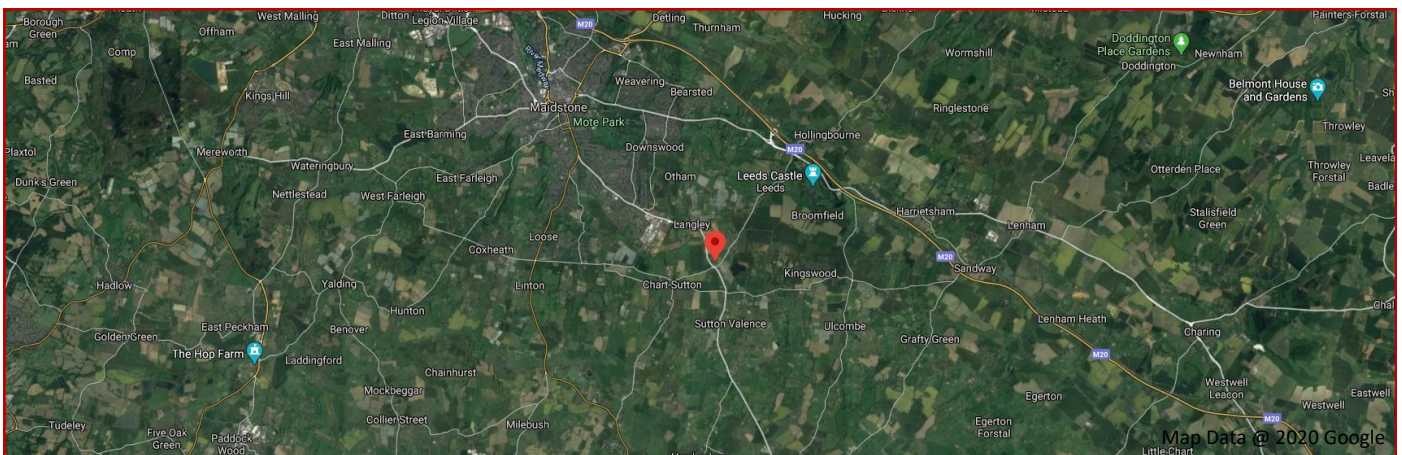
Sunday to Thursday 10:30-01:00

Friday to Saturday 10:30-02:00

SERVICES

All mains services are connected.

Rateable Value: £17,250.



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