



Star Inn

St Mary in the Marsh, Romney Marsh, Kent, TN29 0BX

Freehold £550,000

- Picturesque Kent countryside on Romney Marsh
- Substantial Grade II listed detached pub with land
- Bar & restaurant (48)
- Five bedroom accommodation
- Large outside trade area (200+)
- Potential for letting bedrooms and camping/glamping

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LOCATION

The Star Inn is located in the quaint village of St Mary in the Marsh, in the picturesque Romney Marsh area of Kent. The village is surrounded by the stark beauty of the marshes and open landscapes of rich farmland surrounding. The village lies approximately 3 miles from New Romney, a busy town which houses a number of amenities including supermarket, post office, pharmacy and schools. St Mary in the Marsh is situated approximately 14 miles south of Ashford, 12 miles west of Folkestone and 12 miles east of the citadel town of Rye. The area is popular with walkers, cyclists, motorcyclists and nature enthusiasts, taking advantage of some of the best marshland in the country as well as the nearby coastline at St Mary's Bay.

The area can be accessed via the M20 motorway which provides fast road connections between London and the port town of Dover. The area can also be accessed via a number of A-roads which connect the village to numerous large towns including Tenterden, Hawkhurst and Hythe.

The Star Inn occupies a notable and sizable Grade II two storey detached historic village free house and inn constructed of brick under a pitched tiled roof. It commands a prime position opposite the village's picturesque church, with views over the surrounding countryside.

TRADE AREAS

Entrance from front of property via lobby directly into BAR. This traditional bar area is serviced by a brick built BAR SERVERY and currently provides stool seating for 12. The bar is presented with stone flooring, exposed wooden beams and sash windows. This area also benefits from a dartboard and pool table.

Offset from the main bar is a quaint SNUG AREA (8). This area is predominantly used for dining space and benefits from an attractive Inglenook fireplace with log burner.

Leading from the snug area is the MAIN RESTAURANT space which is presented in an in-keeping manner with the rest of property and capable of providing seating for 30 covers.

Adjacent to the bar are LADIES AND GENTLEMEN'S WC'S as well as access to a ground floor CELLAR.

Leading to the rear of the property is access to a private entrance LOBBY AND STOREROOM as well as the TRADE KITCHEN. The trade kitchen is equipped with a range of commercial units including 2 double deep fat fryers, six burner range cooker and commercial microwave.

Offset there is a further PREP ROOM with fridge and freezer storage.

OWNERS ACCOMMODATION

Located at first floor level is PRIVATE OWNERS ACCOMMODATION comprising of:

TWO DOUBLE BEDROOMS with EN SUITE facilities, DOUBLE BEDROOM, FAMILY BATHROOM and deceptively spacious MANAGER'S FLAT (TWO LOUNGES, KITCHEN, DOUBLE BEDROOM, BATHROOM and separate WC).

At second floor level there is further PRIVATE ACCOMMODATION comprising of:

DOUBLE BEDROOM WITH EN SUITE facilities and additional DOUBLE BEDROOM.

EXTERNAL

The Star Inn is situated in approximately 0.475 acres and benefits from an eye catching TRADE GARDEN with views across the surrounding countryside and the potential to seat in excess of 200. Offset there is an extensive Paddock AREA which is used as additional trade space and is capable of housing marquees, camping and caravans. Offset there is an external BAR BUILDING as well as a SECOND BUILDING which is currently being refurbished as additional trade space.

To the side and rear of the property there are private TRADE GARDENS (with potential for additional trade use). Offset there is shed storage as well as a brick built STOREROOM with 'walk in' freezer.

To the front of the property there is a gravelled CAR PARK with space for 20-25 vehicles.

THE BUSINESS

The Star Inn operates as a focal point to the local community as well as a destination food venue popular with those visiting the coast. The business is well thought of in the local community and has historically been the home of a number of regular groups including cyclists, motorcycle enthusiasts and car groups. The business is well known for its live music and benefits from a darts team, pool team and crib team. The business is currently run by 'hands on' owner/operators, supported by family members. The Star Inn offers a traditional pub fayre menu which has proved popular during the period of our clients occupation.

Trade profit and loss accounts for the year ending March 2020 show a net turnover of £141,770, split approximately 81% to wet sales and 19% to dry sales. Further accounting details can be made available to serious parties following a formal viewing.

We are of the opinion that The Star Inn would suit a 'hands on' family who could continue to centre the business around the local community whilst further expanding turnover with an increase in advertising for the paddock to be utilised for large events and camping/glamping. Furthermore there is potential for a new owner to incorporate some of the owners accommodation into 3-4 letting bedrooms whilst retaining the manager's flat.



TENURE & PRICE

FREEHOLD £550,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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:

Monday - Saturday: 11:00 - 22:30

Sunday: 12:00 - 22:00

SERVICES

Mains, water and electricity. Gas supply via LPG. Drainage via cesspit.

LOCAL AUTHORITY

Folkestone & Hythe Council

Rateable Value : £7,500



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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