



Ship Inn

Green Street Green, Dartford, Kent, DA2 8DP

Freehold £600,000

- Arterial road position between Dartford and Longfield
- Prominent and substantial property in circa 0.7 acres
- Three trade areas
- Large three bedroom accommodation
- Ample gardens with outbuildings and stable
- Suitable for alternative use (STPP)

Ref: 3159

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LOCATION

The Ship Inn is located in Green Street Green, an attractive village in the Darenth parish of Dartford, North Kent. The village lies between the busy town of Longfield and the commercial and industrial hub of Dartford, approximately 2 miles south of Bluewater Shopping Centre. Given its proximity and commutability to London, Green Street Green and the surrounding conurbations are a popular residence for those working in and around the capital and as a result, residential dwellings in the area command strong values.

The Ship Inn lies a short drive from the A2/M2 at its convergence with the M25 at junction 2 providing fast road links throughout South East London and into the Docklands. The A20/M20 is also a short drive away providing access into Eltham, Lewisham and Deptford. Mainline rail services are available from nearby Longfield with services into London Victoria, Ramsgate and Canterbury East.

The Ship Inn is a substantial two-storey property of brick construction with mock-Tudor exterior under a pitched tile roof, with single storey pitch roof extensions to the rear. The property sits back from the main road, fronted by grassed common land. The site measures in the region of 0.7 acres with a building footprint of approximately 3,240 sq ft. Despite its appearance, the property is not a listed building and does not fall within a conservation area.

TRADE AREAS

GROUND FLOOR

- BAR: Traditionally presented with exposed timbers, open brick fireplace and central bar servery. Capable of seating 20-30.
- LADIES WCs
- SNUG: Store cupboard offset.
- WASH-UP AREA
- LADIES WCs
- GENTLEMAN's WCs
- REAR BAR: With parquet flooring, notable inglenook fireplace, panelled walls and bar servery.
- STAFF ROOM
- CLOAK ROOM
- KITCHEN & DRY STORE
- RESTAURANT
- REAR ENTRANCE LOBBY: with LADIES WCs and DISABLED WCs offset.

FIRST FLOOR

- LANDING
- KITCHEN

- LOUNGE
- DOUBLE BEDROOM
- OFFICE
- BATHROOM

SECOND FLOOR

- 2 x DOUBLE BEDROOMS

BASEMENT

- BARREL STORE
- BOTTLE STORE
- CHILLED BARREL ROOM

EXTERNAL

- SIDE BEER GARDEN
- REAR PADDOCK
- TRADE YARD
- 2 x OUTBUILDINGS
- STABLE
- PARKING for 2 vehicles
- OUTSIDE WC



THE BUSINESS

The business is currently closed. No trade is sold or warranted and historic trade accounts are unavailable.

Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

SERVICES

All mains services are connected.

Rateable Value: £10,000

Local Authority: Dartford Borough Council



TENURE & PRICE

FREEHOLD £600,000 + VAT. UNCONDITIONAL OFFERS.

Sold as seen with Vacant Possession. Viewing strictly by appointment only.

The contract for sale will include an overage clause which will entitle the Vendor to 50% of any uplift in value attributed to any change of use to the whole or part of the land or buildings contained thereon. This overage will be effective for 10 years.

Any fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third party items and items such as beer raising and cellar cooling equipment, branded items, and gaming machines etc. will be excluded. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

TERMS OF SALE

The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package.

The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts.

10% of the purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price.

If the purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.

The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms).

If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit.

Completion to be 15 working days after exchange of contracts.



EPC Reference: N/A

BUSINESS MORTGAGES

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