



Brown Trout

Lamberhurst, Tunbridge Wells, Kent, TN3 8HA

Leasehold £80,000

- Located in highly desirable Lamberhurst village
- Superbly presented bar and restaurant (103)
- Spacious front and rear trade gardens (150)
- Self contained three bedroom accommodation
- Well-established business
- Close to tourist hotspots of Scotney Castle and Bewl Water

Ref: 91889

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SP Sidney
Phillips



LOCATION

The Brown Trout is situated in the highly desirable Wealden village of Lamberhurst, in the borough of Tunbridge Wells in Kent. Lamberhurst was a centre for the Wealden iron industry, which was established in Roman times, however, since then it has become an important hop and vine growing area. Lamberhurst is located a mere stone's throw from the major tourist hotspots of Scotney Castle and Bewl Water which attracts large numbers of visitors to the area all year round.

The village lies just off the A21, a major arterial trunk road running between the south coast at Hastings to London via Sevenoaks and Royal Tunbridge Wells. Due to its commutability and picturesque quintessential countryside location, Lamberhurst and the surrounding towns and villages are highly sought after residential areas for those with high disposable incomes.

The Brown Trout is a superbly presented two-storey public house of brick construction with whitewashed elevations under a pitched slate roof. The Brown Trout is well-known in the area for its high quality food offering and comfortable bar area.

TRADE AREAS

Entrance from front of property directly into BAR/SNUG area. This area is presented to a high standard incorporating wooden bar servery, stripped wood flooring and an iconic wood burner. This area provides seating for 18 with room for further six sat at the bar.

In addition to the bar is a sizeable RESTAURANT area. This area is capable of providing seating for approximately 55 and is superbly presented in a 'shabby chic' style incorporating exposed timbers, part panelled walling and stripped wood flooring.

Furthermore, there is a third DINING AREA to the rear of the property with space for a further 30 patrons. This area can be divided and be used as private dining if desired.

The property is serviced by LADIES AND GENTLEMENS TOILETS.

Located at the rear of the property there is a fully fitted trade KITCHEN with PANTRY and extensively equipped PREPERATION ROOM offset.

The property is serviced by a basement CELLAR.

OWNERS ACCOMMODATION

At first floor level there is a self contained owners accommodation comprising of THREE BEDROOMS, a BATHROOM and separate WC.

EXTERNAL

To the front of the property there is a lawned TRADE area which provides seating for 60. This area is currently rented on a peppercorn basis from the local Parish Council.

In addition, there is a rear lawned TRADE GARDEN capable for providing seating for 80, which also incorporates a CHILDRENS PLAY FRAME, wooden GAZEBO SMOKING AREA and DECKING capable of providing seating for a further 46.

The Brown Trout benefits from a well proportioned CAR PARK with space for 15 vehicles.

Furthermore, there is a private TRADE YARD with BOTTLE SHED, WALK IN CHILLER, and SHED storage housing fridges and freezers.

THE BUSINESS

Our clients have owned and operated the Brown Trout since April 2015 during which time they have developed upon a long standing business and created a popular and well-known food led country pub. The business draws in ample custom from the affluent surrounding towns and villages as well as those visiting the local tourist attractions.

Trade profit and loss accounts for the year ending March 2019 show a net turnover of £220,058. It is our understanding that the business has historically achieved net turnovers in the excess of £425,000.

BARRELAGE

2021: 59
2020: 114
2019: 159
2018: 193
2017: 186
2016: 200

We are of the opinion that a new hands on owner operator/chef patron could easily increase turnover figures with little effort. An increased marketing budget and campaign focused on attracting social gatherings such as weddings, christenings and wakes could rapidly take this business to the next level.



LEASEHOLD £80,000 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.

SERVICES

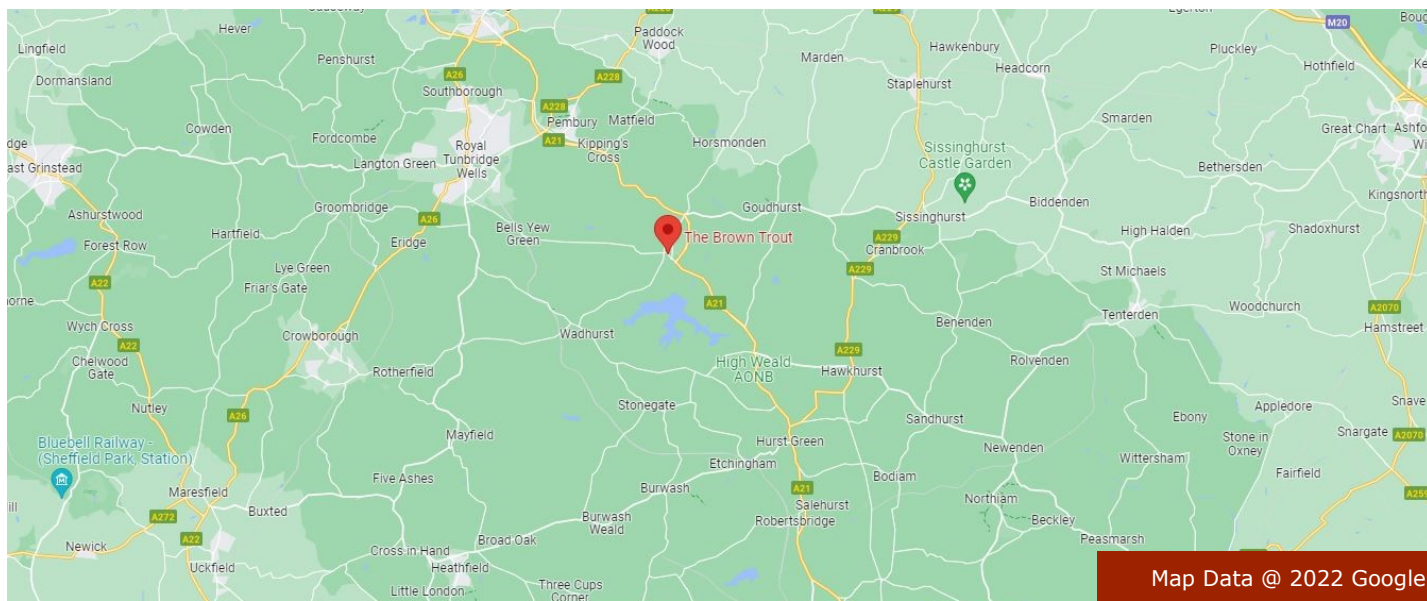
A full Premises Licence is held.

All main services are connected.

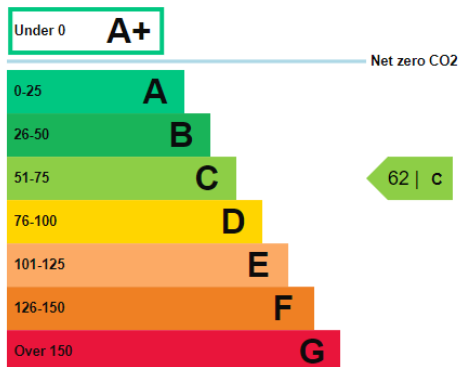
Local Authority: Tunbridge Wells Borough Council

Telephone: 01892 526121

Rateable Value: £23,600



This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

BUSINESS MORTGAGES
01834 849795

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

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 9338-4072-0983-0290-3325

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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