



The Three Tuns

The Street, Lower Halstow, Sittingbourne, Kent, ME9 7DY

Leasehold £165,000

- Superbly renovated character country pub
- Four trade areas (70-100)
- Six bedroom owners accommodation
- Stunning riverside trade patio (115)
- Held on a free-of-tie lease
- High turnover business ideal for a chef patron

Ref: 92190

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Three Tuns is situated in the village of Lower Halstow, in the Swale District of Kent. The village lies north-west of Sittingbourne on the banks of the Medway Estuary, north of the A2 Roman road. The village has a long history with evidence of constant occupation since the Iron Age. The village is situated along the Saxon Shore Way, a coastal footpath which enjoys stunning scenes across the River Medway and surrounding flats, which act as a wildlife haven.

Lower Halstow lies a short drive from the A249 which provides fast road communications between the Isle of Sheppey and the country town of Maidstone. Furthermore the nearby A2 and M2 provide road access across the north Kent coast to the M25 at Dartford. Mainline rail services are available from nearby Rainham with services on the Chatham Main Line to London St Pancras, London Victoria and London Bridge.

The Three Tuns occupies a two-storey Grade II listed public house understood to date from the 18th Century. The property is of brick construction under a hipped tile roof. The property has been wisely invested in, modernised to a tasteful standard, ensuring the property's longevity for many years to come.

TRADE AREAS

Entrance from front of property into OPEN PLAN BAR. The bar is presented with exposed timbers, stripped wood flooring and brick fireplace. Centrally within the bar is a polished wood top bar serving housing a coffee machine, wine fridge, two double drinks fridges and ice machine. The bar provides seating for 30 to 40.

Offset from the bar is a DINING AREA, presented in an in-keeping manner, albeit with carpeted flooring and decorative hops, providing seating for 25.

Offset there is a further SNUG DINING ROOM with inglenook fireplace and seating for 12.

To the rear of the property there is a GAMES/FUNCTION ROOM with its own bar serving, jukebox, darts board and TV.

LADIES, GENTLEMEN'S and DISABLED TOILETS.

Located to the rear of the property there is an extensively equipped trade kitchen housing a range of commercial stainless steel units, ideal for any hands on chef patron.

The property is serviced by a ground floor CELLAR with delivery access to the rear of the property.

OWNERS ACCOMMODATION

At first floor level there is private owners accommodation comprising of THREE DOUBLE BEDROOMS, SINGLE BEDROOM/OFFICE, LIVING ROOM, FITTED KITCHEN, BATHROOM and EAVES STORAGE.

At second floor level there are TWO DOUBLE BEDROOMS in addition.

EXTERNAL

To the side of the property there is tarmacked CAR PARKING for 15 vehicles, with BIN STORE and covered SMOKING SOLUTION (10) offset.

To the rear of the property there is riverside TRADE PATIO which has been superbly landscaped to provide seating for 115.

THE BUSINESS

The Three Tuns operates as a popular food orientated public house, drawing in business from the surrounding towns, villages and walkers from the Saxon Shore Way. It also benefits from a loyal local drinking trade. The food offering currently focuses on quality homemade British cuisine with locally sourced produce. Sales are split approximately 70% to dry sales and 30% to wet sales.

Trade profit and loss accounts show:

YE October 2020 (Covid): Net turnover £794,809, adjusted net profit £121,804 (after grants)

YE October 2019: Net turnover £1,127,410, adjusted net profit £71,963

YE October 2018: Net turnover £1,127,226, adjusted net profit £125,256

YE October 2017: Net turnover £1,086,117, adjusted net profit £138,893

Further accounting detail can be made available to serious parties following a formal viewing.

We are of the opinion that the Three Tuns would suit a hands on owner operator, notably one with experience in the kitchen. There is potential to further increase turnover figures by continually developing and adapting the business to fit with consumer trends.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Swale District Council

Rateable Value : £39,500



TENURE & PRICE

LEASEHOLD £165,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Three Tuns is held on a full repairing and insuring lease agreement from a private Landlord for a term of 15 years commencing 21 April 2010. The lease is renewable under the security provisions of Landlord & Tenant Act 1954. Rent currently stands at £65,000 per annum, subject to three yearly rent reviews. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



EPC Reference: N/A

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