



Chafford Arms

Spring Hill, Fordcombe, Tunbridge Wells, Kent, TN3 0SA

Freehold £650,000

- Stunning country position in the Weald of Kent
- Unique character public house
- Three trade areas (60-70)
- Spacious three bedroom accommodation
- Picturesque patio and gardens with views of surrounding countryside
- Generating a rental income of £49,000 + VAT per annum

Ref: 95203

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Chafford Arms is situated in the village of Fordcombe, a picturesque Kent village nestled between Penshurst and Groombridge, approximately 4 miles west of Royal Tunbridge Wells. This part of Kent is well known for its numerous tourist attractions including Penshurst Place, the Spa Valley Railway, Tonbridge Castle, Hever Castle, Groombridge Place, Chartwell and Knole Place. The area offers plenty of walking and cycling routes and even rock climbing at Harrison's Rock and High Rocks.

The Chafford Arms is a unique, eye-catching and characterful detached public house situated in the heart of the village. The property was built in 1851 by Victorian architect George Devey. The property is of brick construction with tile hung upper elevations under numerous pitched tile roofs. Despite its age and character the property is not a listed building but does fall within the Fordcombe Conservation Area.

The property has been well maintained and preserved during the current Lessee's tenure and is presented to a high standard throughout.

TRADE AREAS

TRADE AREAS:

- BAR: With stripped wood flooring, log burner and exposed timbers. Seating for 16 with a further four sat at the wood built bar servery.
- RESTAURANT: A two-tiered dining space with carpeted and parquet wood flooring. Central log burner. Seating for 28.
- LOUNGE: Tub seating for 18.
- GENTLEMEN'S TOILETS
- LADIES' TOILETS
- TRADE KITCHEN: Extensively equipped with a range of commercial stainless steel units and extractor.
- BASEMENT CELLAR: Divided into three store rooms, BARREL STORE and a COLD ROOM.

OWNERS ACCOMMODATION

FIRST FLOOR:

- TWO DOUBLE BEDROOMS
- LIVING & DINING ROOM
- MODERN FITTED KITCHEN

- BATHROOM: With WALK-IN SHOWER and WC
- WC

SECOND FLOOR:

- Large DOUBLE BEDROOM: With built in wardrobes

EXTERNAL

- TRADE PATIO and GARDENS: A stunning garden and patio area currently configured to provide seating for 40 on the patio and up to 200 on the lawned areas. Mature flowerbeds and stunning views across the Weald of Kent.
- TRADE YARD: With walk-in fridge and walk-in freezer.
- VEGETABLE GARDEN: With raised beds.
- CAR PARK: Space for 20 - 25 vehicles.

THE BUSINESS

The property is let to a third party operator. No trade is sold or warranted. Trade accounts are under the ownership of the Tenant are not available for examination. The business is unaffected by the sale.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable Value: £15,000

Local Authority: Sevenoaks District Council



TENURE & PRICE

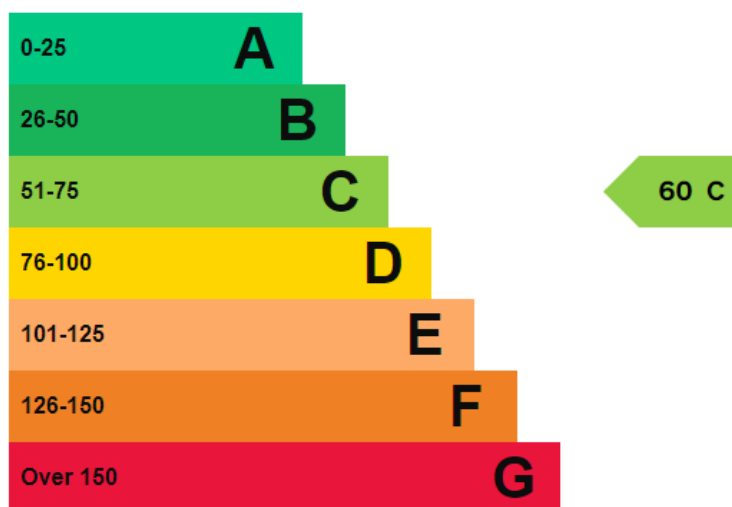
FREEHOLD £650,000. The property is sold subject to and with the benefit of the existing lease agreement.

The Property let on a fully repairing and insuring lease agreement, for a term of twenty years expiring December 2031. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently £49,000 + VAT per annum paid monthly in advance, subject to three yearly rent reviews, the next due December 2026. The lease benefits from a deposit of £8,689. The lease is free of all trade ties.

The property is to be sold subject to an overage agreement in favour of the Seller, for a term of 85 years. A buyer will be responsible for paying to the Seller the sum of £125,000, index linked, if change of use to residential is obtained.

Please note that the trade fixtures and fittings within the premises are under the ownership of the Tenant, and are not included in the sale.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



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: 9301-4077-0618-0200-6005

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635