



Curlew

Junction Road, Bodiam, East Sussex, TN32 5UY

Leasehold £10,000

- Main road location close to Bodiam and Hawkhurst
- Well-presented main road pub and eatery
- Three trade areas (62)
- Three bedroom accommodation
- Modern sun-trap trade courtyard (30)
- Held on an attractive free-of-tie lease

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LOCATION

The Curlew is situated on the outskirts of the village of Bodiam, a quintessential village lying on the Kent / East Sussex border. The town lies a short drive from all essential amenities in Hawkhurst (2.5 miles), as well as the popular and busy market town of Tenterden. The village is well known for being the home of Bodiam Castle, one of the National Trust's most archetypal and photogenic British castles. Other neighbouring tourist attractions include the Kent & East Sussex Steam Railway (Bodiam-Northiam-Tenterden), Great Dixter House and Gardens, Bewl Water, Bedgebury Pinetum and Scotney Castle. The area is popular with day-trippers, cyclists and those heading towards the beaches at Camber, Winchelsea and Hastings. The area boasts a number of high tier private schools.

Bodiam lies a short drive from the A21 trunk road which provides fast road communications between Hastings on the south coast and M25/M26 at Sevenoaks via Royal Tunbridge Wells. The nearby A229 also provides access to the county town of Maidstone and the M2.

The Curlew occupies a well known Grade II listed public house and restaurant, commanding a prominent position on a busy crossroad on a rat-run between Hawkhurst and the coast. The property is understood to date back to the early 19th Century and is timber framed construction with weather boarded elevations and pitched slate roof. The property has been heavily invested in in recent years and is presented to a superb standard throughout requiring little to no investment, a true turnkey opportunity.

TRADE AREAS

Equipped with thermostatic heating, sound system and CCTV throughout.

- GLASS ENTRANCE LOBBY
- PRE/APRES DINING AREA: Presented in a traditional manner with a modern twist incorporating part panelled walling, strip wood flooring and log burner. Seating for 10 in luxurious leather and tweed chairs.
- LADIES & GENTLEMAN'S TOILETS: Fully refurbished in the Victorian style.
- BAR & DINING AREA: With exposed timbers, strip wood flooring and seating for 18. Bar servery with EPOS till system, concealed drinks fridges and large wine chiller.
- COFFEE STATION: With coffee machine and concealed drinks fridges.
- MAIN RESTAURANT: With vaulted ceiling, thermostatic heating, EPOS till system, leather and tweed seating for 40

- TRADE KITCHEN: Fully equipped with top of the range equipment including "Athanor" range ovens and hot tops, new silenced extractor system, twin deep fat fryer, warming cupboards, water bath, infra red heat lamps, Hatco Salamander, multiple stainless tables and racks. Glass washer, ice machine, pass-through commercial dishwasher. Large assortment of pots, pans, utensils, plates and cutlery.

- BASEMENT CELLAR: With Heineken Smart Dispense System (rented at £144 per month which includes line cleans every six weeks).

OWNERS ACCOMMODATION

Located at first floor level, comprising:

- LARGE OFFICE
- LAUNDRY ROOM: With appliances and WC.
- 3 x DOUBLE BEDROOMS
- KITCHEN
- BATHROOM

EXTERNAL

- MODERN TRADE COURTYARD PATIO: Seating for 30. This area is a suntrap and is stylishly presented with a range of planters and lighting.
- CAR PARK: With space for up to 20 vehicles
- TRADE YARD: With shed storage and walk-in chiller
- BIN STORE

THE BUSINESS

The Curlew operates as a British country pub with a contemporary, yet comfortable décor. It draws in custom from the surrounding towns and villages, as well as those visiting the numerous nearby attractions. It often caters for events such as birthdays and anniversary dinners. It currently offers a modern British menu, which could easily be adjusted by an aspiring new owner. The business was reinvented and relaunched as a pub and eatery in August 2023 following a period of closure, so is very much still in its infancy, offering an opportunity for further growth by a new operator.

It is our understanding that net turnover currently averages in the region of £5,500 per week, off reduced trading hours to suit our client's other business commitments. Further accounting detail can be made available following a formal viewing.

Given the size of the accommodation and its proximity to good state and private schooling, the Curlew could be an excellent opportunity for operators with children.





TENURE & PRICE

LEASEHOLD £10,000 to include goodwill. Stock at valuation in addition.

The Curlew is held on a free-of-tie lease from a private landlord, on favourable terms, as follows:

TERM	Seven years commencing 1 August 2023.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A deposit equivalent to three month's rent, plus personal guarantors if the lease is taken as a Limited Company.
RENT	£24,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term, at Open Market Rent or RPI (capped and collared at 2% and 5%), whichever the greater.
REPAIR LIABILITY	Full repairing and insuring lease agreement.
FIXTURES & FITTINGS	The Landlord owns the trade inventory with the Tenant responsible for its repair, maintenance replacement (when necessary).
TIE	Free-of-tie.
INSURANCE	The Landlord insures the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT is not be payable on rental payments.

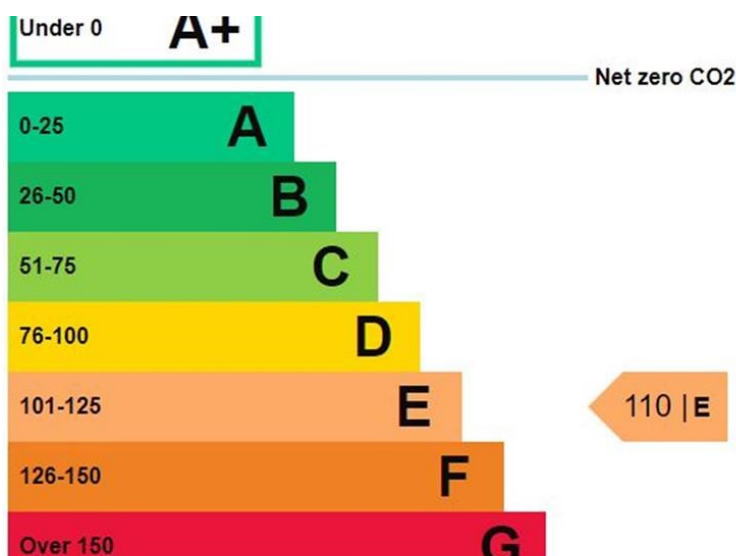
LICENCE

A full Premises Licence is held.

SERVICES

Mains water and electricity.
Drainage via Klargester with two fat traps.

Rateable Value: £13,000



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