



King George V

1 Prospect Row, Brompton, Kent, ME7 5AL

Freehold £520,000

- Residential position close to amenities and attractions
- Extensively refurbished Grade II listed public house
- Three trade areas (45-55)
- Four en suite bedrooms
- Trade patio (12)
- Currently closed, but fully fitted and ready to trade

Ref: 17394

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LOCATION

The King George V is situated in the village of Brompton close to the Chatham Historic Dockyard. It is a suburban village located within easy walking distance of Chatham and Gillingham. The community dates from the 17th century when it was developed to accommodate the growing dockyard workforce. Brompton is a stone's throw from a number of attractions including the Historic Dockyard, the RNLi National Museum, the Royal Engineers Museum, the Great Lines Heritage Park, Fort Amherst and St Mary's Island on the banks River Medway. Nearby are the campuses for the University of Kent, Canterbury Christ Church and the University of Greenwich. Rochester Cathedral and Rochester Castle are a short car journey away.

The King George V is a historic Grade II listed public house understood to have been constructed in the 1690's. The property forms the end of a row of attractive officer's houses, and was known as the 'officer's pub'.

The King George V has been extensively and thoroughly renovated in recent years and is presented to a superb standard throughout. Works include a new roof, integrated fire alarm system, burglar alarm, central heating with two boilers, plumbing, rewiring and a full decorative overhaul.

The property comprises:

TRADE AREAS

All trade areas are newly carpeted.

- FRONT BAR: A warming trade space with decorative log burner. Seating for 20.
- MIDDLE BAR: With wood built bar servery, lined with Chatham dockyard rope, jukebox and military memorabilia. Seating for ten with additional bar stool seating and room for more standing.
- REAR BAR: A casual seating area with capacity for 18. It incorporates an electric log burner, flat screen television and piano.
- LADIES' TOILETS: With hand drier and electric air freshener on a monthly rental.
- GENTLEMEN'S TOILETS: With hand drier and electric air freshener on a monthly rental.
- TRADE KITCHEN: Equipped with six ring electric oven, extractor, convection oven, commercial microwave and two air fryers.
- CELLAR: Divided into a STOREROOM with fridges and freezers, chilled BARREL STORE with new chilling unit, and an additional barrel store with ice machine, tumble dryer and washing machine.

OWNERS ACCOMMODATION

Located at first floor level is private owners accommodation comprising:

- TWO FOUR POSTER BEDROOMS with EN SUITE showers.
- LIVING ROOM.

At second floor level:

- DOUBLE BEDROOM with EN SUITE shower.
- FAMILY BEDROOM with a double and single bed plus an EN-SUITE shower.

EXTERNAL

- Walled TRADE PATIO: With heated smoking solution and seating for 12.
- BIN STORE.

THE BUSINESS

Our client has owned The King George V for the past 20 years and it has for many years been known as a warm and welcoming watering hole, serving the densely populated local residential areas.

Although the business is currently closed it does cater for occasional private hire events and community socials. It boasts a long running whisky society as well as a rum club. No trade is sold or warranted and historical trade accounts are not available.

The King George V is an ideal purchase for a hands on operator who has a passion for community pubs, focused around quality craft beers and ales and an eclectic range of spirits. Due to the sizable accommodation, the pub is well suited to house a family or an operator with a family.



TENURE & PRICE

FREEHOLD £520,000 to include trade fixtures and fittings. Please note that antiquities are not included in the sale, but may be available to purchase via separate negotiation.

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

Viewing strictly by appointment only.

LICENCE

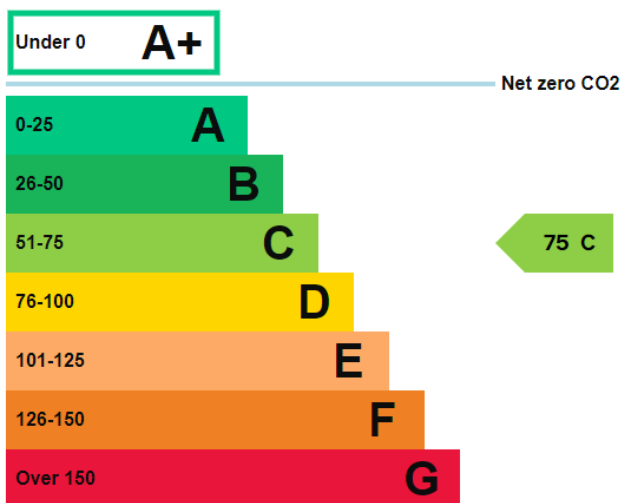
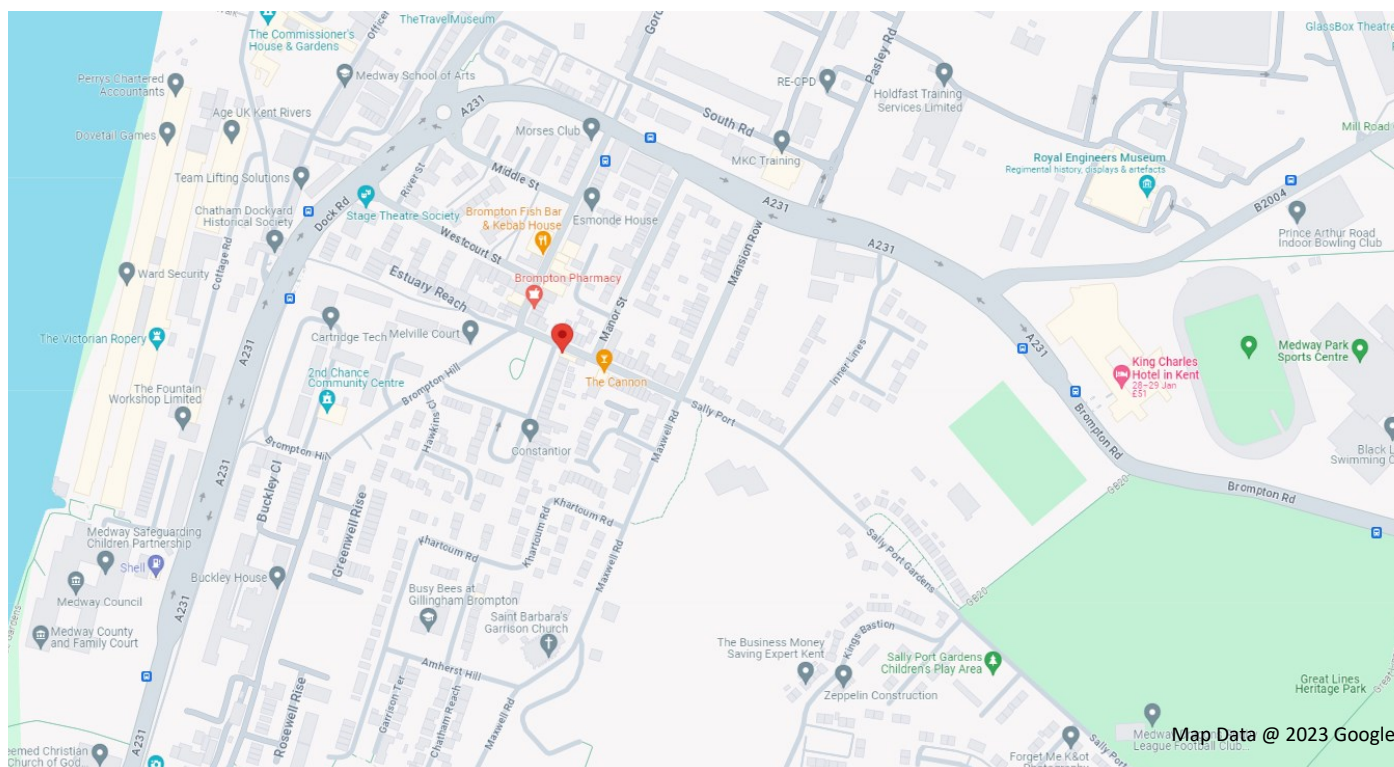
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Medway Council.

Rateable Value: £10,900 as of 01 April 2023.



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 9090-9904-0474-1560-2010

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