



Queens Head

Ashford Road, Kingsnorth, Ashford, Kent, TN23 3ED

Leasehold £60,000

- Located in rapidly expanding area of Ashford
- Well-presented Grade II listed public house
- Bar & dining areas (56)
- Additional function room (45+)
- Three bedroom owners accommodation
- Refurbished outside trade area (60-70)

Ref: 53364

01892 725900

southeast@sidneyphillips.co.uk

**Sidney
Phillips**



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890



LOCATION

The Queens Head is located in the residential suburb of Kingsnorth, Ashford in the county of Kent. The property lies approximately 2 miles from Ashford town centre, 10 miles east of Tenterden and 4 miles north of Hamstreet. Ashford is a business hub in the heart of Kent with a population in the region of 75,000. The town is popular with shoppers visiting the County Square shopping centre as well as the Ashford Designer Outlet and nearby Tesco Superstore at Park Farm. The area is currently undergoing a major development programme which will see up to 5,000 new homes, schools and shops being built in the immediate surrounding vicinity of the Queens Head.

Ashford is primarily accessed via the M20 motorway running between Folkestone and Dover in the south to London via the M26 and M25. The area is also based along the A28 link road connecting Canterbury to the towns of Tenterden and Tunbridge Wells. The property itself lies on the A2042 road between Ashford and Hamstreet and as a result sees a large amount of passing trade. Mainline railway services are available from Ashford International to Central London approximately 1 hour and 20 minutes or 38 minutes via the HS1 to Kings Cross. As a result the area is a popular residence for city commuters.

The Queens Head occupies a well presented two-storey public house of brick construction under a pitched tile roof. This Grade II listed property is believed to date back to the 17th Century and has been well maintained and invested in having undergone extensive refurbishment under its current ownership.

TRADE AREAS

Entrance from front of property into MAIN BAR. The main bar is presented in a traditional manner incorporating stripped wood and parquet flooring, part panelled walls, wood built bar servery and log burner. The bar is capable of providing seating for up to 46 patrons. This area also houses an AWP. Offset are LADIES and GENTLEMEN'S TOILETS.

Offset from the bar is a small DINING AREA capable of providing seating for 10 customers. This area is in an in keeping manner with the bar and also provides access to the rear external trade space.

To the rear of the property there is a sizeable and well presented FUNCTION/DINING ROOM. This room can either be separated for private use or opened up as additional dining space. The function room is presented with stripped wooden flooring, beamed eaves and a notable log burner. The function room is capable of providing seating for 45 or for up to 100 in a stand up buffet style.

The premises benefits from a recently refurbished TRADE KITCHEN equipped with non-slip flooring, UPVC clad walling, under counter fridges, stainless steel surfaces, double deep fat fryer, 2 x panini grill, 6 burner range cooker, 2 x commercial microwave and extractor. Offset is a DRY STORE housing fridge and freezers.

The property is serviced by a ground floor CELLAR.

OWNERS ACCOMMODATION

Private owners accommodation comprising of:

- 2 x DOUBLE BEDROOM WITH EN SUITE SHOWER
- DOUBLE BEDROOM
- LOUNGE
- FAMILY BATHROOM with bath and over shower
- FITTED DOMESTIC KITCHEN/DINING ROOM

It is our understanding that the first floor accommodation has historically been used as letting accommodation and it is our opinion that this area could well be easily converted back to provide letting

EXTERNAL

To the rear of the property there is an attractive TRADE PATIO with four wood gazebos and large marquee, providing seating for 60-70 patrons.

In addition there is a large tarmacked CAR PARK with space for 28 vehicles. Offset is a single GARAGE.

Private OWNER'S TERRACE in addition.

THE BUSINESS

Our clients have owned and operated the Queens Head for the past six years and have invested wisely into the refurbishment and presentation of the premises, making it a popular local public house. The Queens Head is a wet-led business providing a traditional pub fayre menu which has proved popular within the local community. The business is popular with locals choosing to utilise the function room for Christmas parties, christenings, wakes and birthdays. The business is now reluctantly offered for sale due to ill health.

Trade profit and loss accounts for the period ending January 2022 show a net turnover of £220,579. Latest VAT returns show that the business is likely to achieve a net turnover in the region of £400,000 during the current trading year. It is our understanding the trade is split 75% to wet sales and 25% to dry sales. Further accounting detail will be made available to seriously interested parties following a formal viewing.

It is in our opinion that the Queens Head offers a fantastic opportunity for a hands-on owner operator couple seeking to expand upon a well-established business, who will be able to take a proactive approach to staffing the business and increasing profitability.



TENURE & PRICE

LEASEHOLD £60,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Queens Head is held on a 20 year lease commencing the 2nd October 2014 from Stonegate Pub Partners. This fully repairing and insuring lease is of partial tie, free of tie on wines, spirits, minerals, cider, AWP's and a guest ale. Rent currently stands £40,000 per annum plus a further cellar cooler charge and buildings insurance. The lease is subject the 3 yearly rent reviews.

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 main services are connected.

Rateable value is £18,750.



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