



## Fox & Goose

Weaverling Street, Weaverling, Maidstone, Kent, ME14 5JP

- Residential location in suburban Maidstone
- Well-presented detached public house
- Bar (36) & restaurant areas (38)
- 5 bedroom accommodation
- External trade areas (58-108) & car park (30)
- Established food-trade with strong accounts

Leasehold | £120,000



## LOCATION

The Fox & Goose is situated in a suburban position in the Weaving area of Maidstone, Kent. Weaving lies approximately 1.5 miles east of Maidstone Town Centre and is well known as one of the more desirable and sought after areas of the town. Weaving benefits from its own local amenities including a Tesco Superstore and petrol filling station, schools, children's day nursery and parkland.

Weaving lies a stones throw from the M20 at junction 7 which provides fast road access to Sittingbourne via the A249. Furthermore, the A229 Blue Bell Hill is a short drive away which provides access to the Medway Towns and the M2. Railway services are available from nearby Bearsted which provides south eastern services to Canterbury West, Ashford International and London Victoria. Services into Central London are also available from Maidstone East, Maidstone West and Maidstone Barracks.

The Fox & Goose occupies a well presented two storey public house of brick construction under a pitched tiled roof. The property has been wisely invested in and is presented to a high standard throughout.

## PROPERTY

### GROUND FLOOR

Entrance from front of property via Lobby into bar area. This 'L' shaped trade space is presented with a combination of flagstone and carpeted flooring with shabby chic decor. The bar is serviced by a long wood built servery equipped with a wine chiller, drinks fridge, two triple drinks fridges and Epos till system. The bar provides seating for 30 with room for a further six sat at the bar and room for more standing. Offset are male WC's and female WC's with baby changing facilities.

Also offset from the lobby there is access to a private Dining Room/Front Restaurant which houses its own bar servery with coffee machine, coffee grinder and electric log burner. This area currently provides seating for ten patrons.

Offset from the bar is access to an attractive Restaurant Area which is presented in an in keeping manner with the bar, incorporating flagstone flooring and patio doors to the rear trade garden. The restaurant is capable of providing seating for 28.

Offset from the restaurant is a fully fitted Trade Kitchen equipped with tiled flooring, undercounter fridges, commercial dish washer, upright stainless steel fridge freezer, hot pass, three commercial

microwaves, extractor, salad bar, six burner range cooker, salamander, griddle, double deep fat fryer.

The property is serviced by a Basement Cellar with drop to front of property.

### **FIRST FLOOR**

Private Owners Accommodation comprising:

4 x Double bedroom

1 x Single bedroom

Lounge

Bathroom

Kitchen

Office

### **EXTERIOR**

To the front of the property there is an attractive covered pergola area with rattan seating for eight. To the front, side and rear of the property there is tarmac Car Park with space for 30 vehicles.

To the rear of the property there is a well sized Trade Patio and Garden Area which is capable of providing seating for 50 to 100 patrons. This area is large enough to house marquees if required by events.

Located to the rear of the property there is a Yard Area with two shed storage units and walk-in chiller.

## **THE BUSINESS**

Our clients have owned and operated the Fox & Goose for the past 14 years and now wish to sell their leasehold interest in order to retire. The Fox & Goose is known locally as a popular food-led public house serving the sizeable local population. The business is also popular as an events venue holding a number of christenings, wakes and birthdays throughout the year.

Trade profit and loss accounts for the year ending 2018 show a turnover of £429,429 which generates a gross profit of 58.4%, and an adjusted net profit of £69,229. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that a new operator would be prudent to continue driving food sales as well as increasing the number of events held at the premises.



# TENURE & PRICE

**LEASEHOLD £120,000** to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from EI Group, for a period of 10 years with approximately 7 years remaining. The business is tied to beers and ales, free of tie on wines, spirits, minerals, ciders and one guest ale. Rent currently stands at £30,500 per annum, plus £1,842.99 plus VAT for buildings insurance and £1,214 plus VAT for compliance packages.

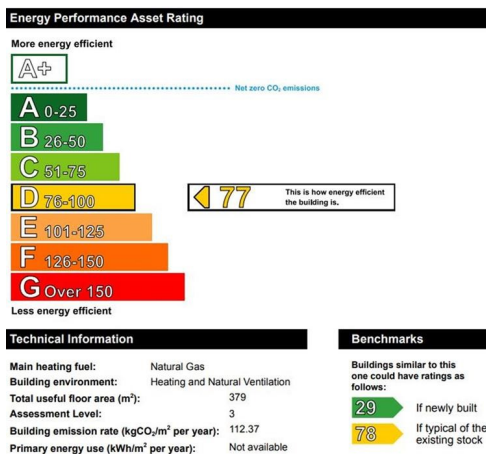
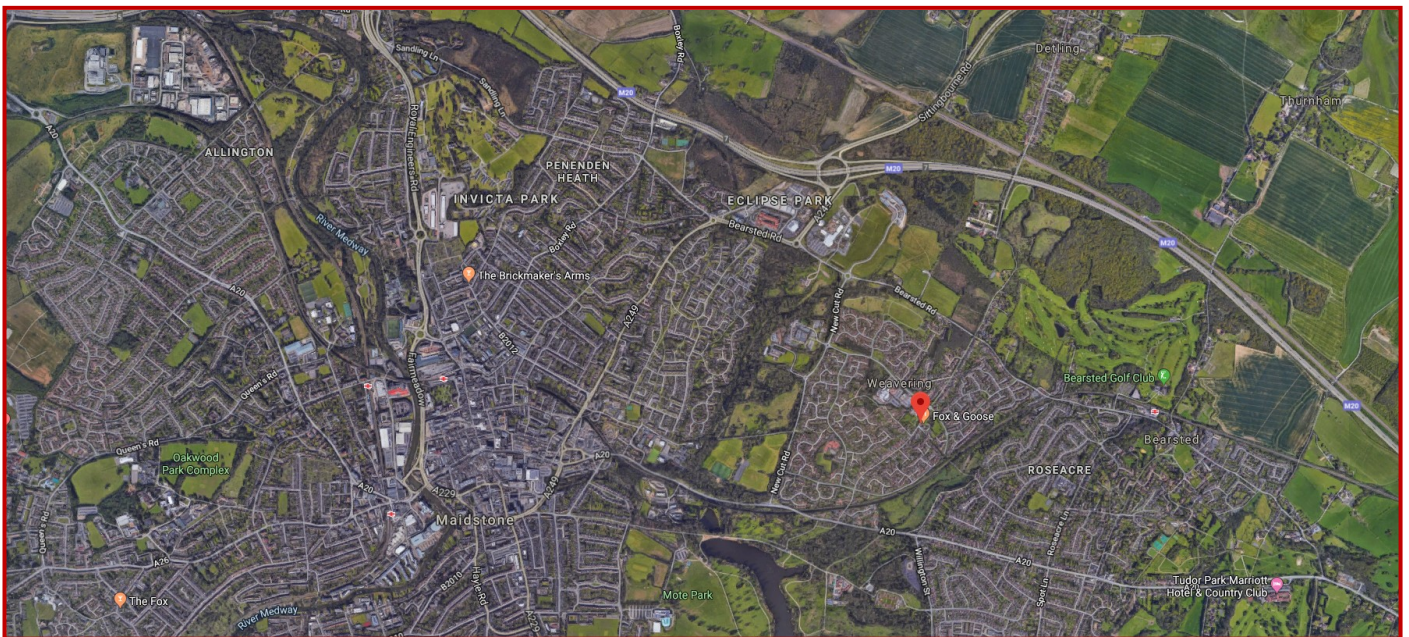
No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

## LICENCE

A Full Premises Licence is held permitting the sale of alcohol by retail  
Sunday to Thursday 07:00 - 00:00  
Friday to Saturday 07:00 - 01:00

## SERVICES

All mains services are connected.  
Rateable Value is £19,500.



### BUSINESS MORTGAGES – 01834 849795

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