



The Lantern

The Street, Martin, Dover, Kent, CT15 5JL

Freehold £1,300,000

- Beautiful country inn close to Dover and Deal
- Extensively refurbished to a high standard throughout
- Three trade areas (42) serviced by two trade kitchens
- Expansive outside trade space (100) with letting yurt
- Two bedroom accommodation/holiday let
- Rapidly growing trade with scope to increase wedding offering

Ref: 2944

01892 725900
southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Lantern is a beautiful country inn nestled in the East Kent countryside. Situated in the hamlet of Martin, the property lies a short drive from the nearby towns of Deal, Dover and St Margaret's Bay, and is the focal point of the area. The area is well-known for its stunning countryside, beaches, coastal walks and cycle routes, as well as being a stones' throw from attractions such as Dover Castle, Samphire Hoe and the ancient city of Canterbury. A short drive from The Lantern are the championship golf courses at Royal St George, Princes Golf Club and Royal Cinque Ports Golf Club, all of which draw in groups of enthusiasts on weekends away to the area.

Due to its position on the High Speed rail service between Ramsgate, Ashford International and St Pancras International, the area has become a popular haunt for day trippers who can be at Martin Mill station from London in little over an hour. The nearby A2 and M20 also provide easy road access throughout the South East.

The property was bought in 2016 as a dated village pub requiring heavy investment, which following large amounts of blood, sweat, tears and funds, has been transformed into a high quality destination venue equipped with a range of top quality equipment and antiques. The fabric and aesthetics of the property have been wisely invested in, with nearly all profits reinvested into the property. It is presented to a superb standard throughout, down to the finest detail. As a result, a new owner will be handed over a ready-to-go and immaculate property.

The property comprises:

TRADE AREAS

- BAR: With stripped wood flooring, exposed timbers and brickwork, log burner, open brick fireplace and extensively equipped copper topped bar. Seating for 24 plus more sat at the bar.
- SNUG: With log burner, exposed brickwork and seating for 10.
- CLUB ROOM: A dining and private function room with seating for 12.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.

ANCILLARY AREAS

- TRADE KITCHEN: With Rational oven double deep fat fryer, six burner range cooker, plancha grill, commercial pass-through dishwasher and extractor.
- WAITER AREA.
- STORE: With two upright stainless-steel fridges and two upright stainless-steel freezers.
- PIZZA KITCHEN AND OUTSIDE BAR: Serving the rear trade garden. Fitted with fridges, brick-built pizza oven and two line system.
- TWO BASEMENT CELLARS: Fully fitted with air conditioners.

OWNERS/LETTING ACCOMMODATION

Located at first floor level, with separate access to front of property:

- TWO DOUBLE BEDROOMS: Lavishly presented with soft velvet, leather and full of Indian rugs in homage to a Victorian boudoir.
- LOUNGE.
- MODERN FITTED KITCHEN.
- BATHROOM.

EXTERNAL

- CAR PARK: Gated, providing parking for 15-20 vehicles. Shed and garage offset.
- FRONT TRADE GARDEN: Seating for 30.
- REAR TRADE GARDEN AND DECKING: An adaptable, tiered trade area capable of seating 100. Mature flowerbeds and shrubbery. Solid oak smoking solution, outdoor heaters and children's wendy house.
- YURT: Situated in the rear garden, a superbly presented letting yurt with comfortable furnishings and gas burner.
- CABIN: A unique, wood-built office area, also housing bunk beds for staff use or letting.
- SHOWER BLOCK AND WC.
- KITCHEN HERB GARDEN.

PLANNING

The current owners are in the process of renewing historic planning permission. Further information can be provided on request.



THE BUSINESS

The Lantern has become a very popular destination venue, well-known for its high quality food and drink offering, in a tranquil, yet trendy, surrounding. Due to its commutability from London, it has become very popular with day trippers and celebrities. The food offering is focused on a fresh to order menu from local seasonal produce, and the bar boasts 14 taps offering a range of local and world beers, wines and cocktails. Live music, especially in the garden on a summer's evening, creates a fantastic vibe.

The business has recently branched out to offer exclusive bookings of the property for weddings, which are rapidly growing in demand. This offering has yet to be openly advertised, which gives amazing scope for a new owner to continue to grow this already expanding business, which already benefits from bookings into 2026, to the next level.

Trade accounts can be made available following a formal viewing.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water, drainage and electricity. Heating and kitchen fuel via LPG.

Rateable Value: £5,200, with Rates Payable exempt under the Rural Location Scheme.

Local Authority: Dover District Council

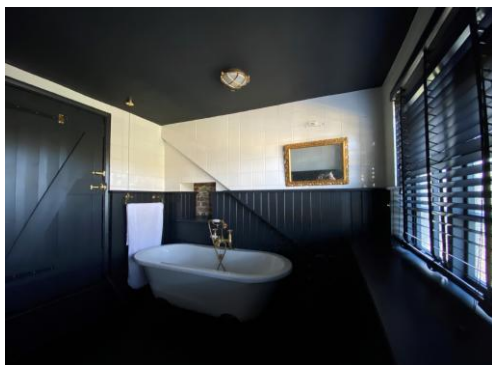
TENURE & PRICE

FREEHOLD £1,300,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

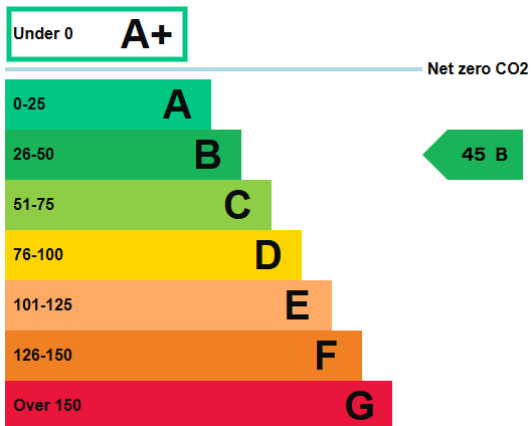
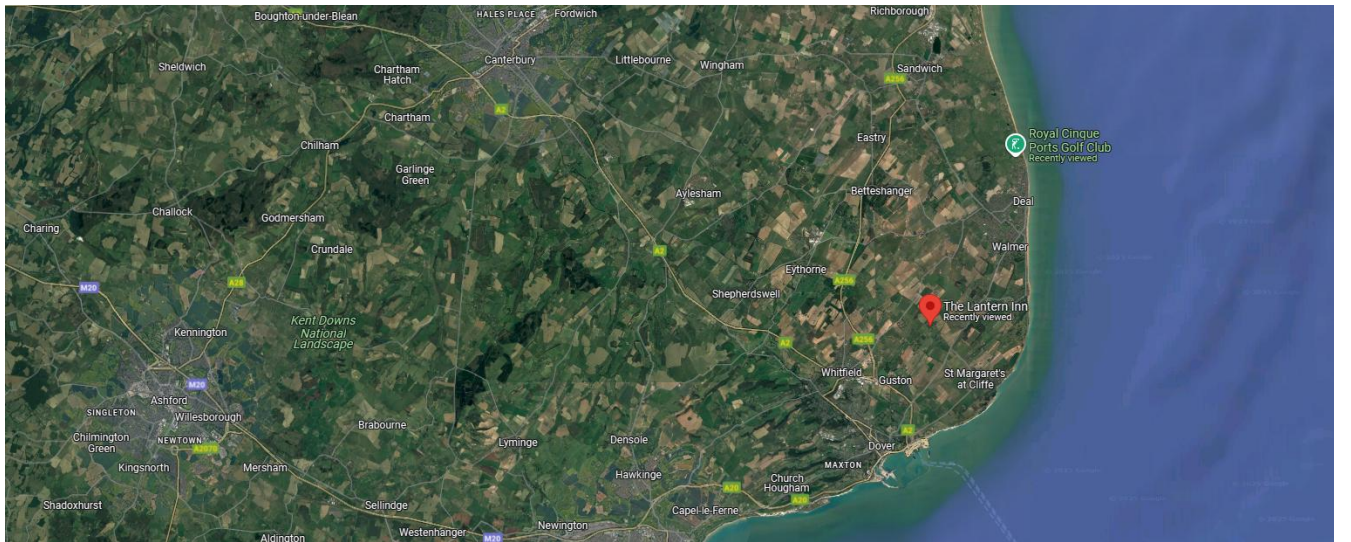
Please note that the 19th century gypsy caravan and sail-style marquee in the rear garden, oil paintings and antique furniture, are not included in the sale, but can be bought by separate negotiation.

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









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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.

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