



Ewe & Lamb

Maytham Road, Rolvenden Layne, Kent, TN17 4NP

Leasehold £50,000

- Situated in picturesque Rolvenden Layne near Tenterden
- Traditional and charming three-storey property
- Bar and dining room (50-60) with charming features
- Sizeable 5-6 bedroom accommodation
- Well established business popular with affluent residents
- Scope to further develop trade

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LOCATION

The Ewe & Lamb is situated in the picturesque hamlet of Rolvenden Layne, close to the Kent/East Sussex border. Rolvenden Layne benefits from easy access to the A28 at Rolvenden providing fast road links between Ashford, Tenterden and Hastings. The nearby town of Tenterden, known as The Jewel of the Weald, is an affluent town housing a number of quality retailers such as Waitrose, artisan bakeries and boutique shops.

Rolvenden and Rolvenden Layne fall within the High Weald Area of Outstanding Natural Beauty and as a result is a popular weekend visit for nature enthusiasts and those seeking to escape busy town life.

Rolvenden Layne is a popular residence for affluent city workers using mainline railway stations at Headcorn and Staplehurst providing services into Central London in little over an hour.

The property itself is a well proportioned three-storey end of terrace property. The Ewe and Lamb is of brick construction with tile hung frontage under a pitch tile roof with modern single extension to rear under a slate tiled roof. Although not listed, the property boasts a number of charming features.

TRADE AREAS

Entrance from front of property via entrance lobby, into MAIN BAR. The main bar is warm and welcoming and is presented in a traditional style boasting stripped wooden flooring, exposed wooden beams, exposed brickwork, brick fireplace and central wooden bar servery. The bar area is capable of providing seating for up to 34 plus bar stools. It is in our opinion that covers could be further increased by adjusting the current table layout. Offset are LADIES and GENTLEMAN'S TOILETS.

Leading to the rear of the bar is a quaint DINING AREA. This area is presented with exposed wooden timbers and log burner as well as decorative hops. This area is capable for providing seating for 26 patrons.

To the rear of the property is a fully fitted trade kitchen equipped with non-slip flooring, stainless steel extractor, 6 burner range cooker and a range of stainless steel catering facilities. Offset is a second KITCHEN/PREP/WASH-UP AREA.

The Ewe and Lamb is serviced by a BASEMENT CELLAR.

OWNERS ACCOMMODATION

Accessed from the main bar as well as a separate external entrance, the first floor accommodation

comprises OFFICE/DOUBLE BEDROOM, LIVING ROOM, BATHROOM, STORAGE CUPBOARD, DOUBLE BEDROOM/DINING ROOM and FITTED KITCHEN.

At second floor level there is further accommodation comprising THREE DOUBLE BEDROOMS, SINGLE BEDROOM, BATHROOM, WC.

At second floor level there is further accommodation comprising THREE DOUBLE BEDROOMS, SINGLE BEDROOM, BATHROOM, WC. This area is currently being converted into Air BnB style letting accommodation, for which there is strong demand in the area.

EXTERNAL

To the front of the property is a TRAGE GARDEN with bench seating for 40-50 customers.

To the rear there is a PATIO COURTYARD (12), PRIVATE SHINGLED GARDEN, YARD, GARAGE and CAR PARK for four vehicles.

THE BUSINESS

Our clients have owned and operated the leasehold interest of the Ewe & Lamb for the past 5 years and now wish to sell the leasehold interest in order to concentrate of other business interests.

Our clients have built up a sterling following and reputation for the Ewe & Lamb, which is popular as a destination food led operation. The Ewe & Lamb regularly draws custom from the surrounding towns of Tenterden, Rye, Sandhurst and Cranbrook, as well as catering for the affluent local population.

It is in our opinion that the Ewe & Lamb would suite first time buyers or experienced operators alike or would greatly benefit from a hands on operator or Chef Patron who could focus on a high quality food offering.

It is our understanding that net turnover consistently stands in the region of £170,000 per annum. Further accounting details will be made available upon request following a formal viewing.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water, drainage and electricity.
Fuel via LPG.



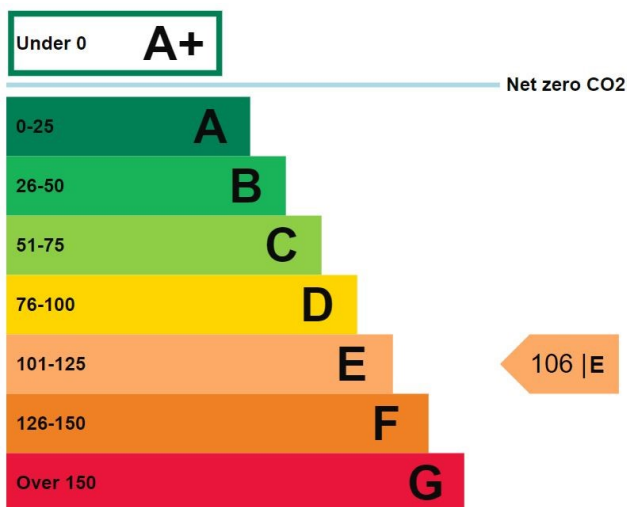
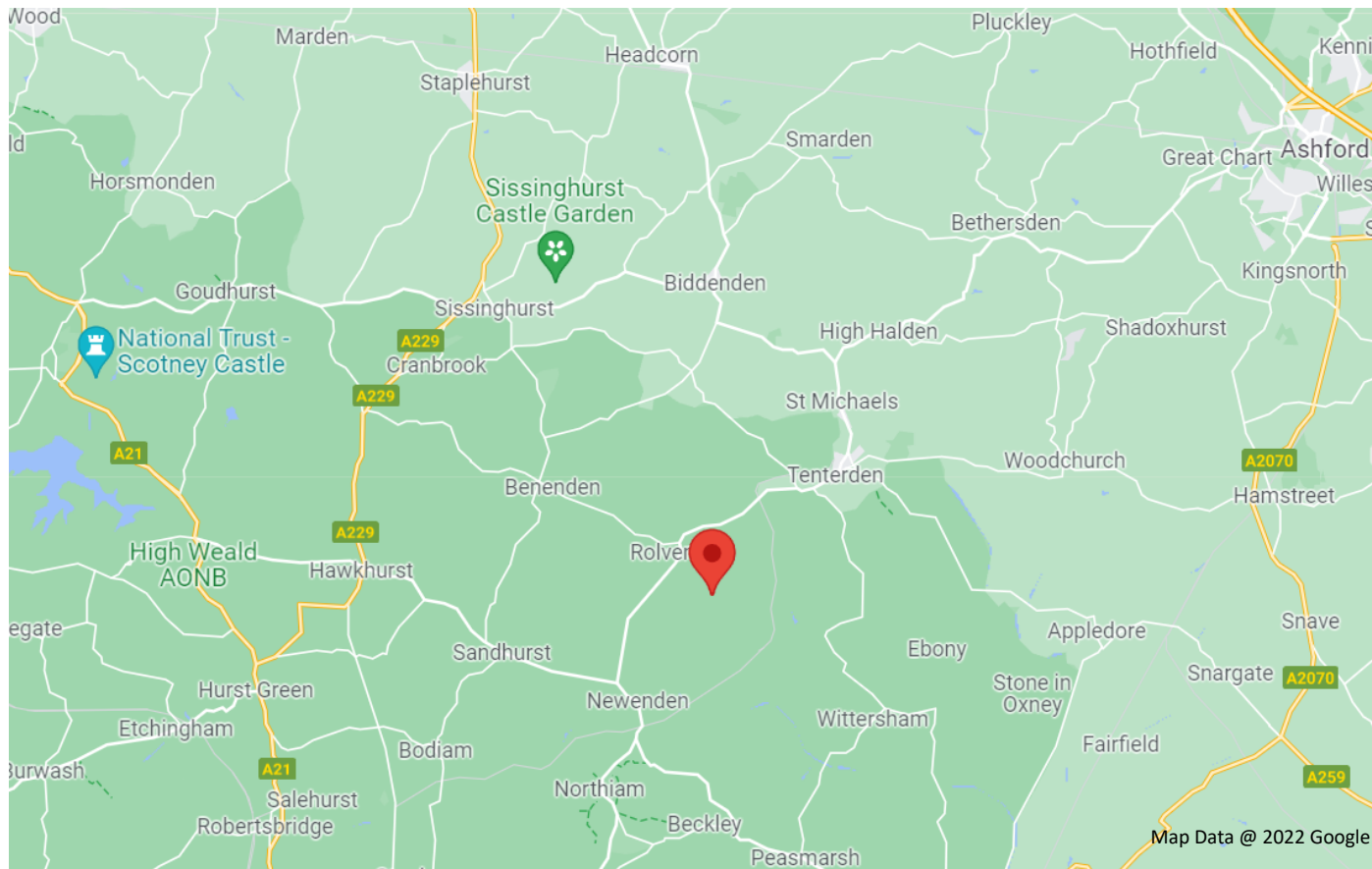
TENURE & PRICE

LEASEHOLD £50,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Ewe & Lamb is held on a full repairing and insuring lease agreement from Star Pubs & Bars, for a term of 10 years from September 2022. This fully assignable lease falls within the security provisions of Landlord & Tenant Act 1954. Annual rent stands at £22,000 per annum, subject to five yearly rent reviews. The lease is of partial tie, tied only on draught products and bottled beers, free-of-tie on wines, spirits and minerals.

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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