



Ship Inn

12 Ospringe Street, Faversham, Kent, ME13 8TL

- Located in Ospringe, Faversham
- Well-presented Grade II listed pub
- Bar & dining areas (54)
- Award winning garden (36)
- Spacious four bedroom accommodation
- Long established & profitable business

Leasehold | £85,000



LOCATION

The Ship Inn is located in the village of Ospringe, on the outskirts of the major conurbation of Faversham in Kent. The village lies approximately one mile from Faversham town centre, 9 miles west of Canterbury and 6 miles east of Sittingbourne. The village lies along the Watling Street Roman road (A2) surrounded by a number of attractive listed buildings. Nearby Faversham is a large town housing all essential amenities as well as the Shepherd Neame Brewery.

The village is easily accessed from a number of surrounding residential towns via the A2, as well as the nearby M2 motorway which links the north and east of the county to London. Main line railway services are within walking distance from Faversham Station providing services into Victoria, St Pancras International and Dover Priory. The area is also serviced by a number of major bus routes providing connections to Canterbury, Ashford and Maidstone.

The Ship Inn occupies an attractive roadside public house understood to date back to the 18th Century. This Grade II listed property is of brick construction under a pitched tiled roof. The property has been well maintained under the current ownership and is presented to a high standard throughout.

TRADE AREAS

Entrance from the front of the property directly into MAIN BAR. This 'L' shaped trade space is traditionally presented with stripped wood flooring, brick built fireplace and local memorabilia. The bar is serviced by a wood built BAR SERVERY equipped with a range of drinks fridges. This area is capable of providing seating for 31 with room for 4 sat at the bar. This area does also double up as additional dining space.

Offset are Male and Female WC's with baby changing facilities.

Offset from the main bar is a quaint and traditional DINING AREA presented in an in keeping manner with the rest of the property with a notable brick fireplace with log burner. Adorned with decorative hops the restaurant is capable of providing seating for 19.

Leading to the rear of the property there is a UTILITY ROOM housing an ice machine and chest freezers and provides access to the large BASEMENT CELLAR.

Furthermore there is a TRADE KITCHEN equipped with double deep fat fryer, griddle, six burner range cooker, upright fridge, upright freezer, microwave, two commercial microwaves and fan extraction.

OWNERS ACCOMMODATION

Located at first floor level there is private Owners Accommodation with separate access to the front of the property comprising:

TWIN BEDROOM with en suite shower
2 x DOUBLE BEDROOM
SINGLE BEDROOM
OFFICE
LOUNGE
BATH & SHOWER ROOM

EXTERNAL

To the rear of the property there is an attractive and enclosed lawned and patio TRADE AREA which currently provides seating for 36 with potential for more. This area is very well presented with established flower beds and hanging baskets and often wins awards for its presentation.

Offset from the garden there is a gravelled smoking area with permanent smoking shelter.

To the rear of the property there is a CAR PARKING AREA with space for 17 vehicles.

Immediately behind the kitchen there is a PRIVATE TRADE YARD.

THE BUSINESS

Our clients have owned and operated The Ship Inn for the past 30 years and during this time have established and maintained a popular and traditional public house serving the local community and are now looking to retire. The business operates a traditional British menu which proves popular throughout the week.

VAT returns for the period 01/04/17 to 31/03/18 show a turnover of £349,028. Trade profit and loss accounts for the year ending 31 March 2017 show a healthy net profit of £48,288 and an adjusted net profit of £50,487. Further accounting detail will be made available to serious parties following a formal viewing.

The Ship Inn would well suit experienced operators and first time buyers alike, and would benefit from a hands on owner operator couple who could continue to expand food takings as well as continue popular events such as jazz evenings, quiz nights and live bands.



TENURE & PRICE

LEASEHOLD £85,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Ship Inn is held on a 21 year Fully Repairing and Insuring Lease Agreement from the EI Group, commencing 24 March 2005. Annual rent currently stands at £31,379.83 with the next rent review due on 23 March 2020. The lease is of partial tie, free of tie on wines, spirits, minerals and machines.

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

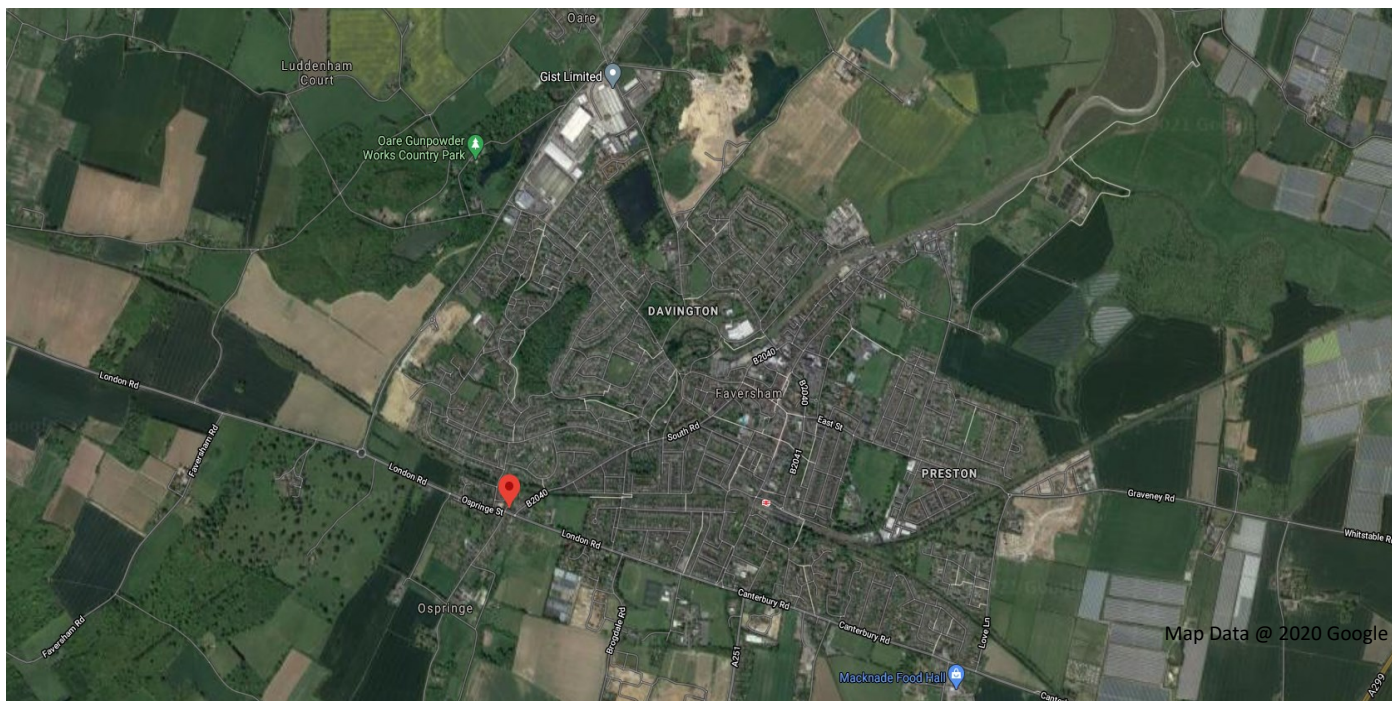
SERVICES

All mains services are connected.

Rateable Value is £22,000.

LICENCE

A full Premises Licence is held.



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