



The Chequers

Cray Road, Crockenhill, Swanley, Kent, BR8 8LP

Leasehold £95,000

- Village location close to Swanley
- Community pub in centre of village
- Open plan bar and dining area (56)
- Four bedroom accommodation
- Rear trade garden (72)
- Ideal for a hands-on operator

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LOCATION

Crockenhill is a charming village situated approximately 1 mile south of Swanley adjacent to the Kent boarded with Greater London. The village falls within the Seven Oaks district of Kent close to attractions such as the London Golf Club, Brands Hatch Race Circuit and Lullingstone Country Park.

The village is easily accessed via the nearby M20/A20 and M25 motorways. Being a short drive from Swanley and Orpington all major amenities including schools, hospitals and shopping are within easy reach of the village.

The Chequers is a notable corner plot public house situated in the very heart of the village. The property has been well maintained in recent years and is presented to a high standard throughout.

TRADE AREAS

ENTRANCE LOBBY leading into open plan BAR AND DINING AREA. The bar is presented in a traditional manner with a burgundy theme incorporating carpeted flooring, part panelled walls and decorative fire places. The bar houses a juke box, dart board and three flat screen TVs. In total the bar and dining areas provide seating for 56 with room for more standing and 6 sat at the bar.

Offset are LADIES AND GENTLEMENS TOILETS.

The premises benefits from a fully fitted TRADE KITCHEN equipped with extractor, two merry chef ovens, three commercial microwaves, six burner range cooker, double deep fat fryer and two upright stainless steel fridges. Offset there is a WAITER AREA as well as a DRY STORE with double upright stainless steel freezer.

Furthermore, there is a BOTTLE STORE which descends into the BASEMENT CELLAR, equipped with a Heineken Smart Dispense System.

OWNERS ACCOMMODATION

Located at first floor level and accessed via a separate entrance from the side of the property there is private owners accommodation comprising: -

- LANDING/OFFICE
- 3 x DOUBLE BEDROOMS
- LOUNGE/DOUBLE BEDROOM
- FITTED KITCHEN
- BATHROOM
- AIRING CUPBOARD

EXTERNAL

To the side of the property there is a tarmacked CAR PARK with space for 25 vehicles.

Furthermore, there is an enclosed trade GARDEN with picnic benched seating for 72. This area also incorporates a brick built BBQ area, TWO PETANQUE PITCHES, CHILDRENS PLAY FRAME and covered SMOKING SOLUTION.

TRADE YARD with GARAGE and SHED storage offset.

THE BUSINESS

The current owners have operated the Chequers since August 2016 and have taken a tired village pub and transformed it into a business popular with the local residents as well as those living in surrounding towns and villages. The pub comes highly recommended by CAMRA and holds a Cask Marque. Events include live music, burger nights, pétanque league and a daily OAP menu. The business is family run and proves popular with locals holding events such as wakes and weddings.

Trade profit and loss accounts for the end year 31st March 2022 show a net turnover of £473,093 generating an adjusted net profit of £35,951. Further accounting details can be made available following a formal viewing.

We are of the opinion that the Chequers would suit a hands on owner operator couple or family who could continue to drive the community ethos as well as further turnover with additional advertising to draw in more events.

LICENCE

A full premises licence is held.

SERVICES

All mains services are connected.

Rateable Value: Current £41,700, from April 2023 £26,200.

Local Authority: Sevenoaks District Council.



TENURE & PRICE

LEASEHOLD £95,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from Stonegate Pub Partners for a term of ten years commencing July 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £54,000 per annum, subject to five yearly rent reviews and annual indexation. The lease is of partial tie, tied on draught and bottled beers, free-of-tie on wines, spirits, minerals, FABs and one guest ale.

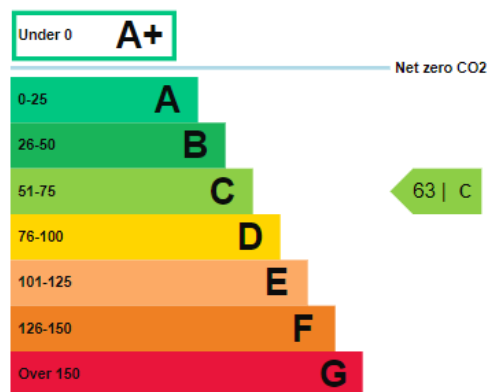
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 6819-8716-0565-6716-8662

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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