



Crown Inn

The Green, Groombridge, Tunbridge Wells, Kent, TN3 9QH

Tenure: Leasehold

Price: £80,000

Ref: 17491

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Idyllic village position close to Royal Tunbridge Wells
- Character Grade II* public house on village green
- Bar and dining facilities (72)
- Trade patios and garden (150-160)
- Five letting bedrooms and two-bedroom flat
- Fantastic hands-on opportunity on free-of-tie lease

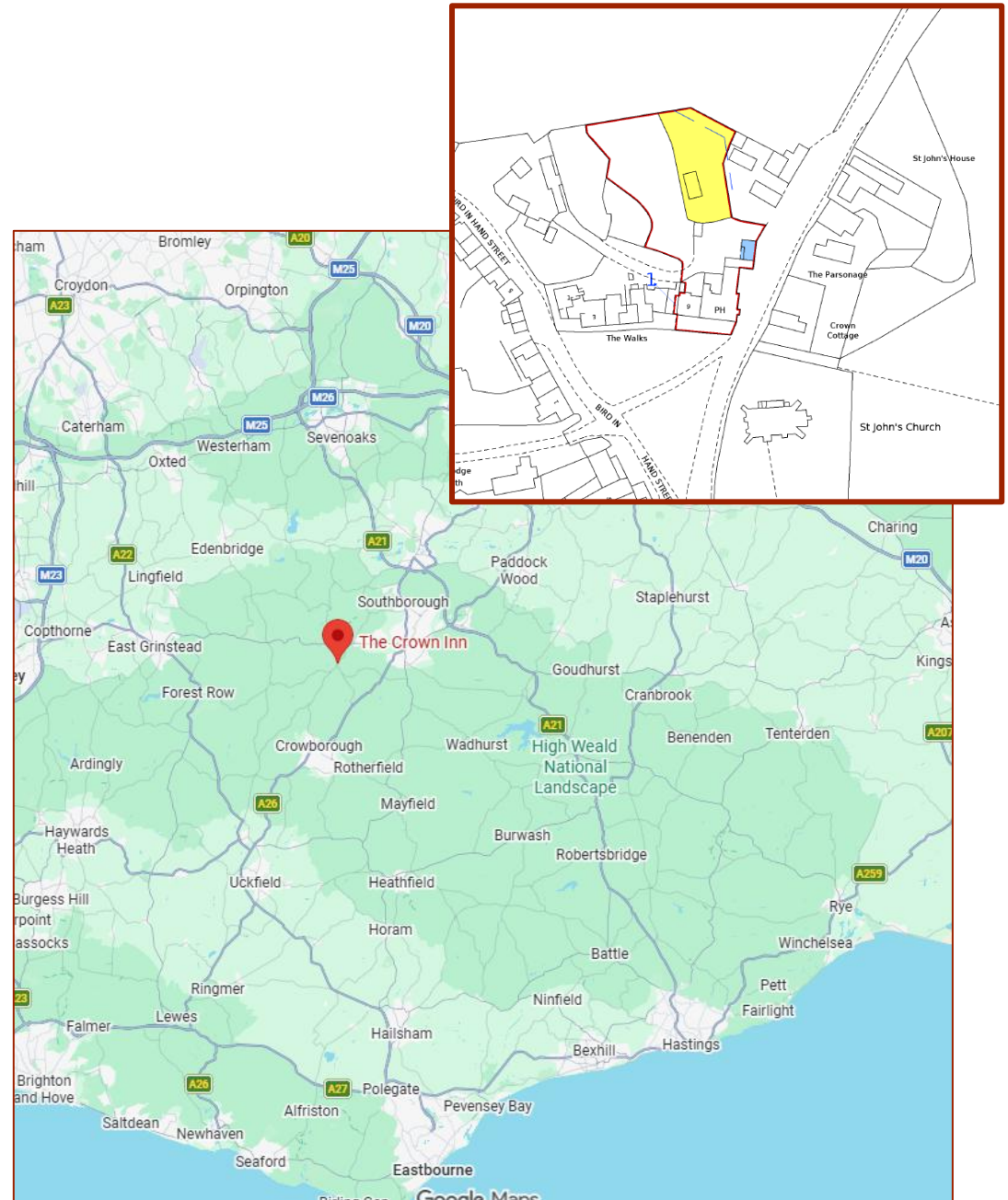
Location

The Crown Inn is situated in the idyllic and charming village of Groombridge, close to Royal Tunbridge Wells. The village straddles the border between Kent and East Sussex and is a popular destination for visitors with attractions including the Spa Valley Railway, Groombridge Place, the UK Owl and Raptor Centre, as well as the nearby High Rocks National Monument.

Although located in a country position, Groombridge is easily accessible via the A21 and A26 which provide fast road connections to a number of major conurbations including Royal Tunbridge Wells, Uckfield and Eastbourne. Mainline railway services are available from nearby Royal Tunbridge Wells.

The Property

The Crown Inn is a well-known character public house which occupies an enviable village green position, opposite the village church. The property is understood to have been constructed in 1585 and is Grade II* listed. The property is timber-framed with Flemish Bond red brick and pick-tile hung elevations, forming the end of a row of terrace cottages. The Crown Inn is an attractive and interesting building in its own right, being an iconic quintessential Kent pub. Despite its age and character, the property has undergone modernisation in recent years including new CCTV system, fire alarm system, electric, plumbing, zonal heating and new boilers.



Trade Areas

- BAR: With stripped wood and brick flooring, inglenook fireplace and bar servery. Seating for 20.
- SNUG: Seating for 10.
- RESTAURANT: With part-panelled walls, inglenook fireplace and seating for 32.
- 'SMUGGLERS' ROOM': A private dining/small function room with seating for 10.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- TRADE KITCHEN: With a range of stainless steel commercial units.
- WASH-UP ROOM.
- PREP AND DRY STORE: With walk-in fridge.
- BOILER ROOM.
- UTILITY ROOM.
- BASEMENT CELLAR: Incorporating chilled barrel store and ambient store.

Owners' Accommodation

- TWO DOUBLE BEDROOMS.
- LIVING ROOM.
- DINING ROOM.
- BATH AND SHOWER ROOM.
- WC.
- MODERN FITTED KITCHEN.

Letting Accommodation

- DOUBLE BEDROOM WITH EN SUITE SHOWER.
- DOUBLE BEDROOM.
- TWO TWIN BEDROOMS.
- FAMILY ROOM: With double bed, single bed and pull-out sofa.
- SHARED SHOWER ROOM.
- SHARED WC.





External

- FRONT TRADE PATIO: Seating for 36 with views across the village green.
- REAR PATIO: Jumbrellas and seating for 24.
- TRADE GARDEN: Potential to seat 100.
- BARN STORAGE.
- FOUR GARAGES.
- WOOD STORE.
- CAR PARK: Space for 8 vehicles.
- OVERFLOW CAR PARK: Space for 10 vehicles.

The Business

Our client has owned and operated the Crown Inn for the past 14 years and now wishes to sell the leasehold interest in order to travel. The business operates as a traditional village and country pub catering not only for local residents but also those visiting the area including cyclists, rock climbers, golf enthusiasts and anglers, especially during the spring and summer months. The business offers a traditional cuisine and a range of local ales.

Trade profit and loss accounts for the year ending November 2024 show a net turnover of £334,113, generating an adjusted net profit in the region of £41,000. Further accounting details can be made available following a formal viewing.

The Crown Inn would suit a hands-on owner operator who could take this established business and drive it to the next level, introducing theme nights and catering for small events such as weddings. There is potential to increase the number of letting bedrooms also if desired.



Tenure & Price

LEASEHOLD £80,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Crown Inn is held on a full repairing and insuring lease agreement from a private landlord for a term of 10 years commencing 24th June 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent is £40,000 per annum, paid quarterly in advance, with the next rent review due in 2026. The lease is free-of-tie.

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

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £19,750 from 1st April 2026.

Local Authority: Tunbridge Wells Borough Council







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