



Swan Inn

Queen Street, Sandhurst, Cranbrook, Kent, TN18 5HY

Leasehold £30,000

- Main road location in busy Sandhurst village
- Detached and modernised public house
- Open plan bar, snug and dining room (40-50)
- Spacious three bedroom accommodation
- Trade garden (30-40) and car park
- Held on a free-of-tie lease with favourable terms

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LOCATION

The Swan is situated in the village of Sandhurst, a desirable and busy village in Kent, on the border with East Sussex. Sandhurst falls within the Borough of Royal Tunbridge Wells approximately 8 miles west of Tenterden, 3 miles east of Hawkhurst and 11 miles north-west of Rye. The village boasts numerous local amenities including a primary school, petrol station, convenience store and farm shop.

The village is positioned along the A268 which connects the historic citadel town of Rye to the large conurbation of Hawkhurst. The area lies a short drive from the A229 link road running between Hurst Green, Cranbrook and the county town of Maidstone. Furthermore the A21 trunk road running between the M25 at Sevenoaks and Hastings on the south coast is only a short distance away. Mainline railway services are available to central London from Etchingham to the west and Staplehurst to the north.

The Swan occupies a modern constructed brick built property under a pitched tiled roof. The property is positioned along the main road and has undergone an extensive and superbly executed refurbishment in recent years, including the construction of an eye catching dining room, and is presented to a high standard throughout.

TRADE AREAS

- OPEN PLAN BAR: This bright and spacious trade space benefits from windows running along the front of the property, as well as features including a brick fireplace, log burner and centralised oak built bar servery with industrial lighting above. The bar servery houses a double drinks fridge and triple drinks fridge. Pool table (rented) to one end.
- SNUG.
- DINING AREA: An impressive newly built dining area, boasting exposed timbers, glass frontage and vaulted ceilings. This area is fitted with underfloor heating and provides seating for 40 covers.
- LADIES' TOILETS
- GENTLEMEN'S TOILETS
- DISABLED TOILET
- TRADE KITCHEN: Equipped with non-slip flooring, extractor, double deep fat fryer, six burner range cooker, combi-oven and commercial microwaves.
- PREP AREA: Which houses two upright stainless steel fridges.
- WASH-UP ROOM: With dry storage.
- GROUND FLOOR CELLAR.

OWNERS ACCOMMODATION

Spacious private owners accommodation comprising:

- MODERN FITTED KITCHEN
- 3 x DOUBLE BEDROOMS
- LIVING/DINING ROOM
- BATHROOM
- SEPERATE WC

EXTERNAL

- CAR PARK: With space for 15-20 vehicles.
- LAWNED TRADE GARDEN: Capable of providing seating for 30-40 customers.
- TRADE YARD

THE BUSINESS

The Swan Inn is currently closed, but is fully fitted and ready to trade. No trade is sold or warranted. Historic trade accounts are unavailable.

We are of the opinion that the Swan Inn would suit both a first time buyer or experienced operator alike.

This turnkey business is a superb opportunity for someone with an interest in food to make their mark with their own style of food offering.



TENURE & PRICE

LEASEHOLD £30,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Swan Inn is held on a fully repairing and insuring lease agreement from a private landlord for a term of 15 years commencing 23 October 2012, expiring 22 October 2027. This assignable lease falls under the security provisions of Part II Landlord & Tenant Act 1954. Rent currently stands at £28,000 per annum, subject to 5 yearly rent reviews. An incoming party will be required to provide to the Landlord a deposit of £3,500. The lease is free of all trade ties.

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

LICENCE

A full Premises Licence is held permitting the sale of alcohol by retail:

Friday to Saturday 10:00-01:30

Monday to Thursday 10:00-00:30

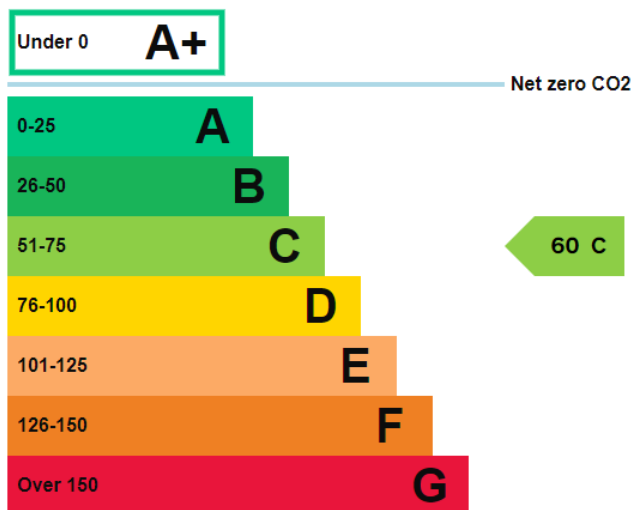
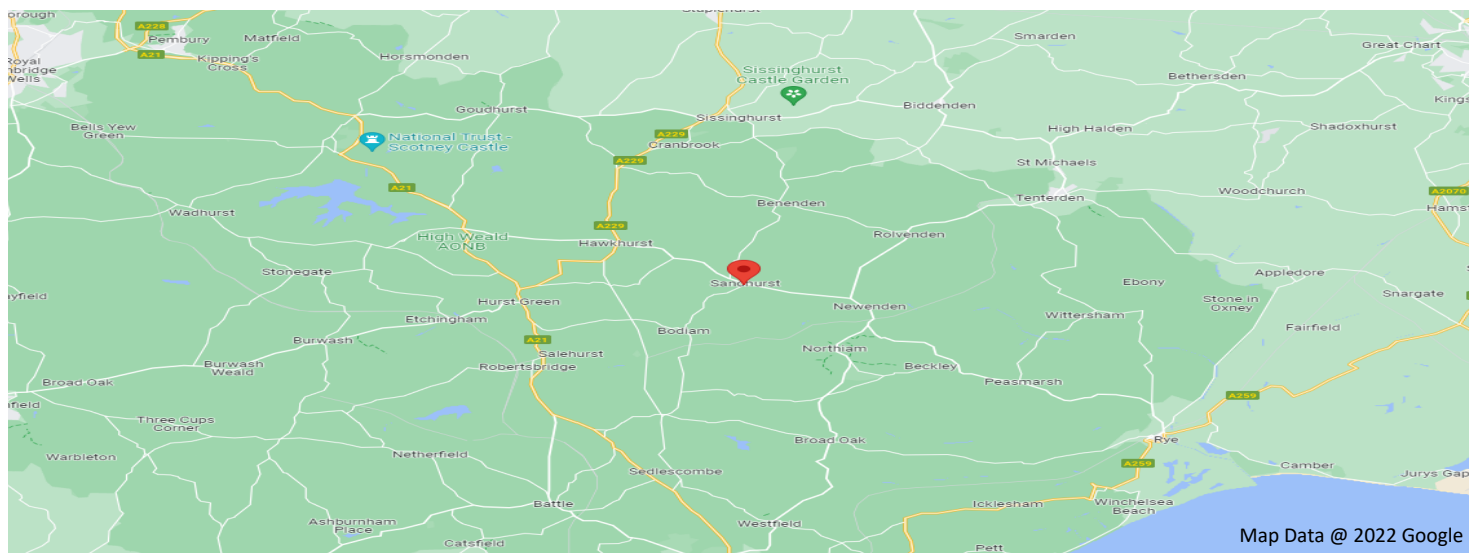
Sunday 10:00-23:30

SERVICES

All mains services are connected.

Rateable Value is £13,000. Residential Council Tax Band A.

Local Authority: Tunbridge Wells



BUSINESS MORTGAGES

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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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