



## The City of London

68-70 High Street, Dymchurch, Romney Marsh, Kent, TN29 0NL

**Tenure:** Freehold

**Price:** £295,000

**Ref:** 96456

**Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

- Situated in Kent seaside town popular with day trippers
- Notable three-storey property close to amusement arcades
- Bar and dining area (25-30)
- Lower ground floor restaurant (25-30)
- 3-4 bedroom accommodation
- Rear trade patio (20-25)

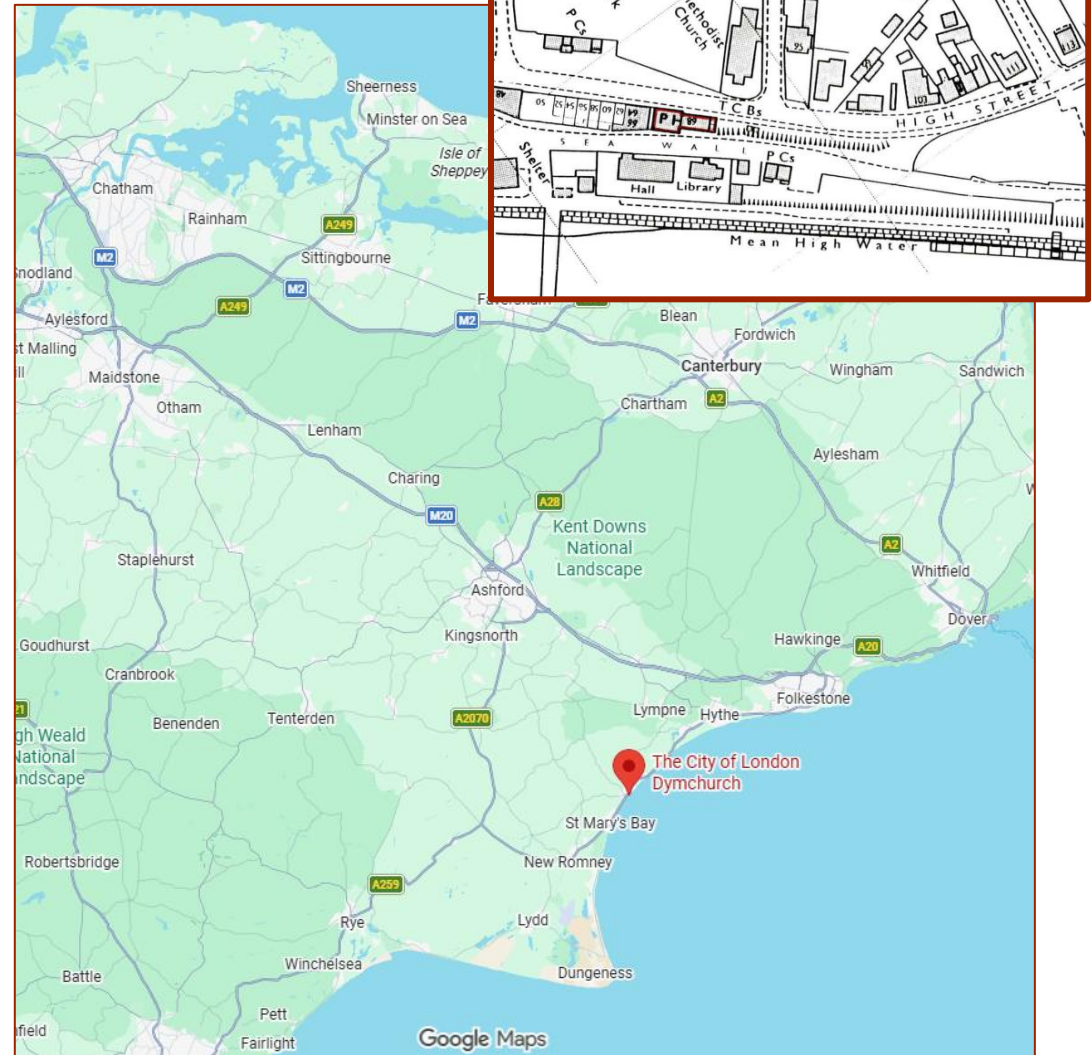
## Location

The City of London is a traditional sixteenth century public house located in the centre of the popular village of Dymchurch, Kent. Dymchurch is located in the Shepway District approximately 5 miles west of Hythe and 14 miles south of Ashford. The area is popular with day trippers and tourists seeking to explore the vast marshlands as well as the south Kent coastline running from Dungeness to Folkestone. The area encompasses a large number of tourist attractions including the historic citadel town of Rye, Camber Castle, Dungeness National Nature Reserve and Port Lympne Zoo.

The City of London occupies a prominent and notable position within the village centre, between the main car park and access to the beach and promenade. It is situated close to the amusement arcades and fairground.

## The Property

The property is a sizeable three-storey detached building under a hipped tile roof. Despite dating from the sixteenth century, it is not a listed building.



## Trade Areas

### LOWER GROUND FLOOR

- RESTAURANT/BAR AREA: With bar servery, stripped wood flooring and capable of providing seating for 25-30. This restaurant benefits from separate access from the main road and car park opposite
- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- ON-LEVEL CELLAR.
- DRY STORE

### UPPER GROUND FLOOR

- BAR: Entrance from the promenade. Presented in a traditional manner with half panelled walls, Karndean flooring and log burner. Providing seating for 25-30.
- GAMES AREA
- TRADE KITCHEN: With extractor and six burner range cooker. Currently used as storage.
- LADIES' TOILET.
- GENTLEMEN'S TOILETS.

## Owners' Accommodation

### FIRST FLOOR

- THREE DOUBLE BEDROOMS.
- SINGLE BEDROOM/OFFICE
- SHOWER AND WC ROOM.
- LOFT STORAGE.

## External

- TRADE PATIO: Covered, capable of providing seating for 20-25.
- ENCLOSED YARD/BIN STORE.





## The Business

The City of London operates as a traditional wet-only public house. It currently draws custom from a loyal local drinking trade as well as tourists. The premises is currently operated by a third party tenant and therefore historic trade accounts are unavailable. No trade is sold or warranted.

There is potential for a new owner to reintroduce a food offering to the business, utilising the currently unused kitchen and lower ground floor restaurant.



Tenure & Price

**FREEHOLD £295,000. Sold with vacant possession. Fixtures and fittings are not included in the sale, however are available via separate negotiation.**

Whilst the property is elected for VAT, the sale will be treated as a Transfer of Going Concern.

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

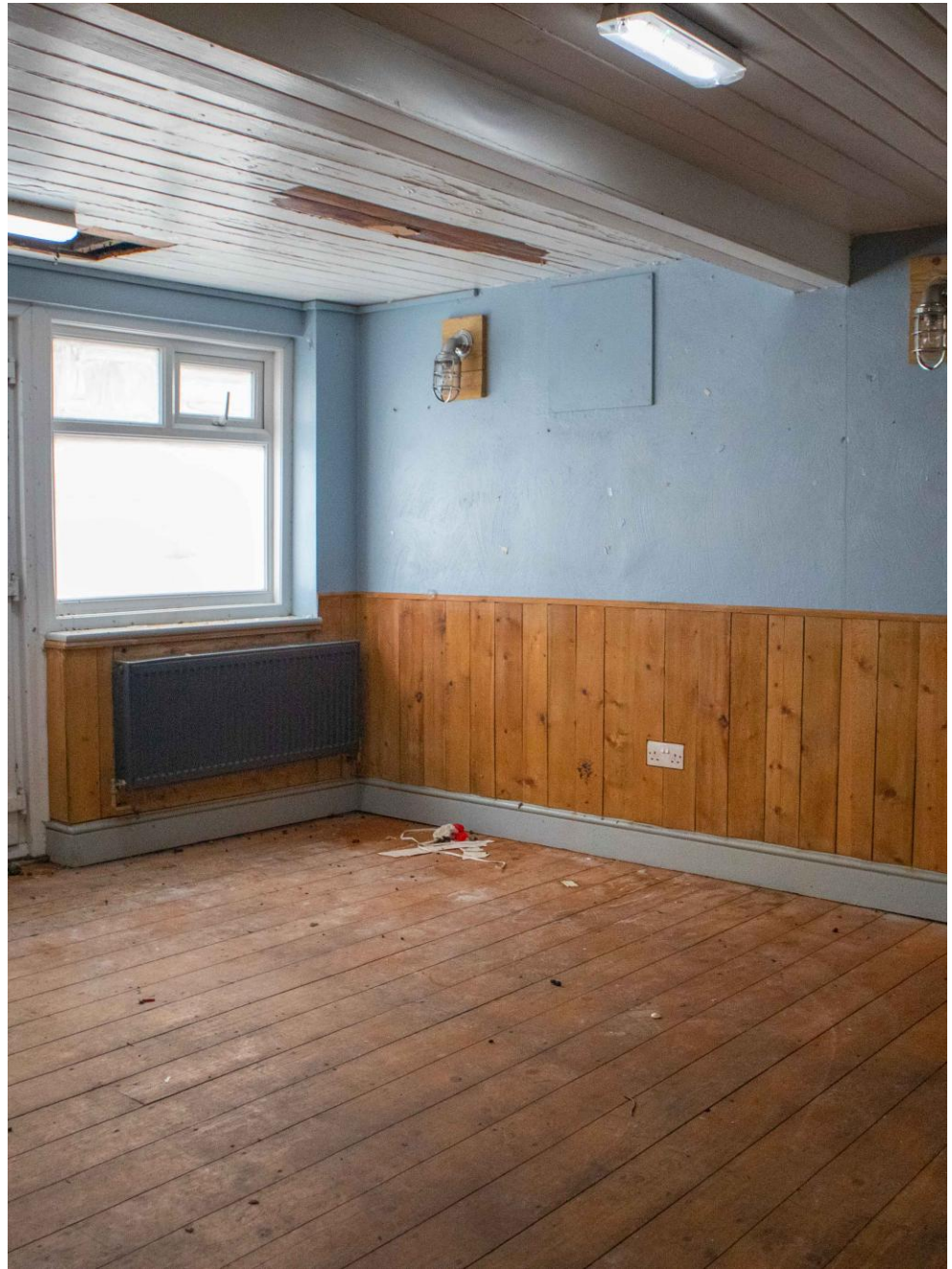
Licences

A Premises Licence is held permitting the sale of alcohol on and off the premises:  
Monday to Saturday: 11:00 – 23:00  
Sunday: 12:00 – 22:30

Services

All mains services are connected.  
Rateable Value: £23,800 from 1<sup>st</sup> April 2026. We understand that Rates Payable are currently frozen at £68 per month for three years.  
Local Authority: Shepway District Council







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## London & South East

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## Europe

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## Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.