



Blue Anchor

Bridge Road, Brabourne Lees, Ashford, Kent, TN25 6QQ

Leasehold £35,000

- Village location close to expanding and vibrant Ashford
- Detached circa 1780 public house
- Bar & dining rooms (42)
- 3 bedroom owners accommodation
- Trade garden & patio (40)
- Profitable & popular pub held on free-of-tie lease

Ref: 2834

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LOCATION

The Blue Anchor is situated in the village of Brabourne Lees, in the parish of Brabourne, adjoining the larger parish of Smeeth. The Blue Anchor is, located in the centre of the village overlooking the village green with local amenities, church, garage and post office.

The village lies approximately 5 miles distance from the town of Ashford with the International and main line train stations, regular trains to Charing Cross and fast train to St Pancras in approximately 40 mins. The Blue Anchor is accessed from the M20 to south west in approximately 20 mins by car. Gatwick airport lies to the south west approximately 37 miles distance and accessed by the M20 & M25. The Port of Dover to the east is accessed by the M20 approximately 66 miles distance in 1 hour.

Attractions locally include Pemsey Farm, Poulton Wood and Port Lympne. Golf courses include Ashford and Kingsnorth.

The Blue Anchor is a fully detached property, built of brick and is part coloured washed under a tiled and slate roof. The property overlooks the village green, surrounded by residential dwellings.

TRADE AREAS

Entrance from front of property into:

- MAIN BAR: Split level trade space is presented with laminate flooring, exposed brickwork and exposed timbers. To the right is a wood built bar servery housing a drinks fridge, double drinks fridge and glass washer. Seating capacity for 18-20 patrons, plus 8 bar stools.
- DINING AREA: with a notable wood burner set into a brick surround fireplace. This area provides seating for 18.
- LADIES WCs
- GENTLEMAN'S WCs

Ancillary areas include:

- OFFICE/STORE ROOM
- TRADE KITCHEN equipped with extractor, two microwaves, salamander, 6 burner range cooker, double deep fat fryer, wash-up area, two upright fridges and an upright fridge freezer.
- PANTRY with three freezers

OWNERS ACCOMMODATION

Ground floor with separate access from side of property:

- KITCHENETTE and DINING ROOM
- LOUNGE

At first floor level the property boasts:

- 3 x DOUBLE BEDROOM
- FAMILY BATHROOM

EXTERNAL

- PRIVATE GRADEN & PATIO: With shed storage and the potential to convert into additional outdoor trade space.
- BEER GARDEN: Tiered patio area with seating for 25.
- FRONT DECKING: Elevated from Bridge Road. Covered seating area for 20.

THE BUSINESS

Our clients have owned and operated The Blue Anchor since July 2014 and have taken a run-of-the-mill village pub and built it into a popular watering hole within the village, supported by a core local drinking trade. In addition, the business is well-known for its food and enjoys strong TripAdvisor reviews. The Blue Anchor draws in dining trade from the surrounding towns and villages, as far away as Hythe. The Blue Anchor benefits from its location within the centre of the village opposite the village green. Retirement Sale.

Trade accounts for the year ending April 2019 show a net turnover of £182,660. Accounts for the year ending April 2018 show a net turnover of £170,942, generating a net profit of £40,714. Further accounting information will be made available to seriously interested parties following a formal viewing.

It is in our opinion that The Blue Anchor would suit a first time or experienced operator who could continue the current style of trade that has been developed by the current owner. At present the business only serves food Wednesday to Sunday and therefore there is great potential for a new owner to extend this and further the business. In addition, the business does not currently have a social media or online presence which could be developed to draw additional custom from further afield.



TENURE & PRICE

LEASEHOLD £35,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Blue Anchor is held on a fully repairing and insuring leasehold agreement from a private landlord., for a term of 25 years commencing May 2003. Rent currently stands at £27,600 per annum with 4 yearly rent reviews. 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. Licensing hours are
Monday to Thursday 11:00-23:00
Friday and Saturday 12:00-01:00

SERVICES

Mains water, drainage and electricity.
Cooking via LPG.
Electric central heating.
Rateable value: £13,750.
Local Authority: Ashford Borough Council.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

128 This is how energy efficient the building is.

BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 0280-4946-0337-4740-6074

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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