



## **The Bull Inn**

32 High Street, Newington, Sittingbourne, Kent, ME9 7JP

**Tenure:** Leasehold

**Price:** Nil Premium

**Ref:** 96607

**SP** **Sidney  
Phillips**  
Leisure & Hospitality Specialists



### Key Features

- Located between Sittingbourne and Medway Towns.
- Two-storey Grade II listed public house.
- Three internal trade areas (50-70).
- Six bedroom accommodation.
- Trade garden (60-80) and car park.
- Available on a new free-of-tie lease.

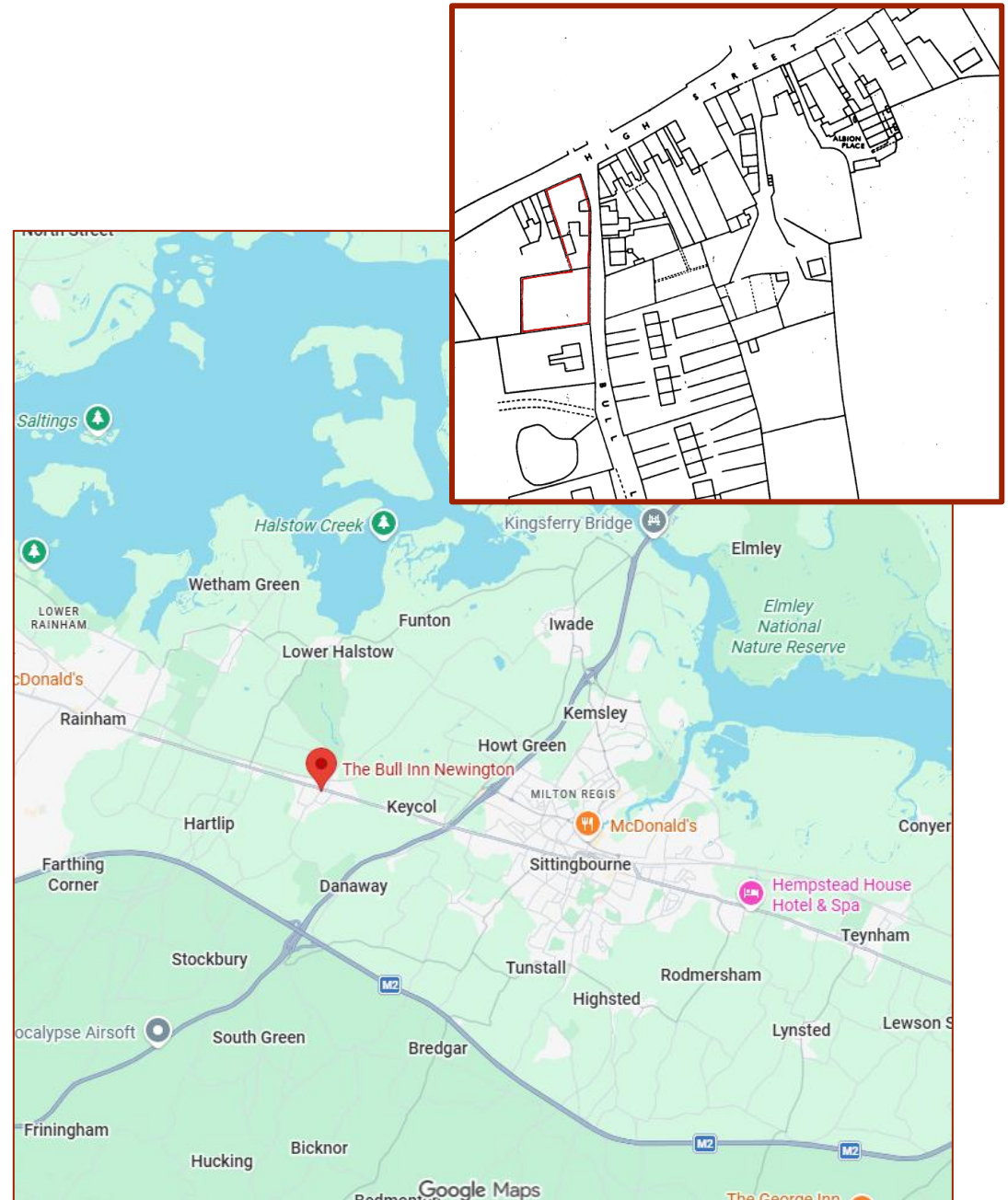
## Location

The Bull Inn is situated in the North Kent village of Newington. The village lies between the larger towns of Sittingbourne and Rainham, on the A2 Old Roman Road. It is a short drive from all major amenities in the Medway Towns and Maidstone. The Bull Inn is situated on the High Street/London Road, the main road running through the village.

The village lies a short drive from the A249 and M2 which provides fast road access throughout the county. Newington has its own railway station which is situated on the Chatham Main Line with hourly services to London Victoria and Canterbury, with trains to London Bridge and London Canon Street in peak hours.

## The Property

The Bull Inn is a notable roadside public house, understood to date from the 17th century. This Grade II listed property is of brick construction under a pitched tile roof.



## Trade Areas

- BAR: 'L' shaped trade space with nonslip and tiled flooring. Potential bar servery. Capable of providing seating for 20-30.
- GAMES ROOM: Potential to seat 10-15.
- GARDEN ROOM: Potential to seat 30-40.
- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- TRADE KITCHEN.
- BASEMENT CELLAR: With store and chilled barrel room.

## Owners' Accommodation

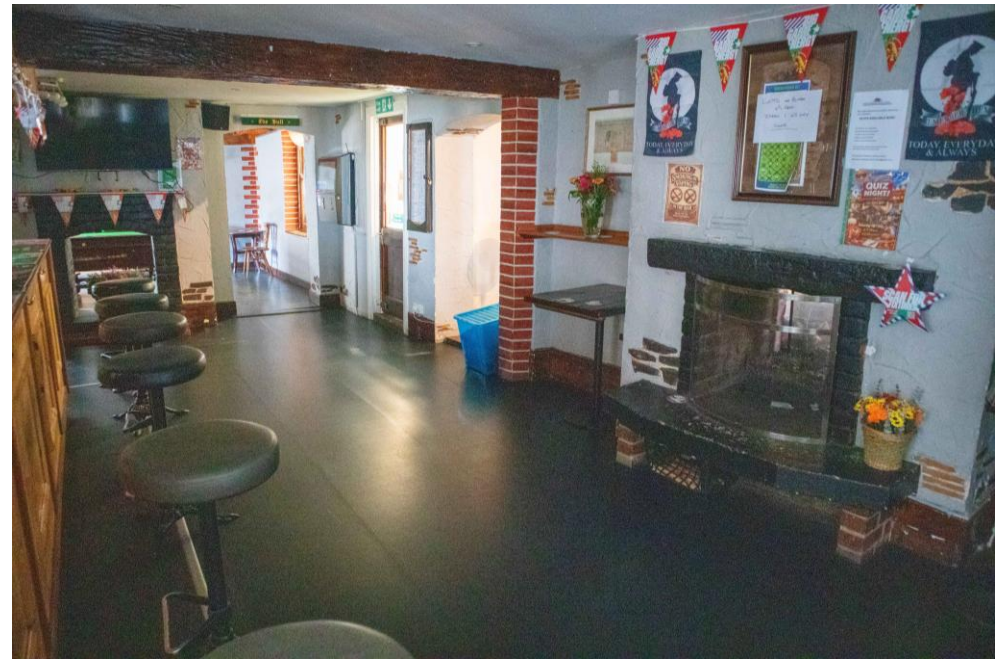
- FOUR DOUBLE BEDROOMS.
- TWO SINGLE BEDROOMS.
- KITCHEN.
- LIVING ROOM.
- BATH AND SHOWER ROOM.
- WC.

## External

- BEER GARDEN: Potential to seat 60-80.
- CAR PARK: Space for 20-25 vehicles.
- ENCLOSED TRADE YARD.

## The Business

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.





## Licences

A Premises Licence is held permitting the opening hours:

Monday to Wednesday: 11:00 – 00:00

Thursday to Saturday: 11:00 – 01:00

Sunday: 12:00 – 23:00

## Services

All mains services are connected.

Rateable value: £13,000

Local Authority: Swale Borough Council



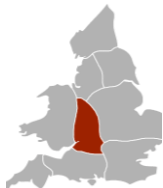
## Tenure & Price

|                            |                                                                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| LEASEHOLD                  | Nil Premium. The fixtures and fittings currently on the premises are under the ownership of the current tenant and are not included. |
| TERM                       | For a term of 10 or 15 years.                                                                                                        |
| LANDLORD & TENANT ACT 1954 | Inside Part II Landlord & Tenant Act 1954.                                                                                           |
| ASSIGNABILITY              | Fully assignable subject to Landlord's consent.                                                                                      |
| BOND                       | A bond equivalent to six months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.                |
| RENT                       | Offers invited, plus VAT and insurances. Paid quarterly in advance.                                                                  |
| RENT REVIEW                | Subject to rent reviews every fifth year of the term.                                                                                |
| REPAIR LIABILITY           | Full repairing and insuring lease.                                                                                                   |
| TIE                        | Free-of-tie.                                                                                                                         |
| INSURANCE                  | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.                  |
| VAT                        | VAT will be payable on the rental payments.                                                                                          |

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

All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model and will need to demonstrate ingoing capital to cover the rental deposits, stock, working capital and solicitors' fees as a minimum.

Application form and business plan available upon request.



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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.