



Rising Sun

Fawkham Green, Fawkham, Longfield, Kent, DA3 8NL

Tenure: Leasehold

Price: Nil Premium

Ref: 96694

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Idyllic country location in London commuter belt.
- Traditional country pub close to Brands Hatch Circuit.
- Three trade areas (70-80).
- Refurbished trade terraces (70-80).
- Five en suite letting bedrooms and two-bedroom flat.
- Available on new free-of-tie lease.

Location

The Rising Sun is situated in the affluent and desirable village of Fawkham, in the Sevenoaks district of Kent. Fawkham lies approximately eight miles south-west of Gravesend close to a number of other desirable towns and villages such as West Kingsdown, New Ash Green and Meopham.

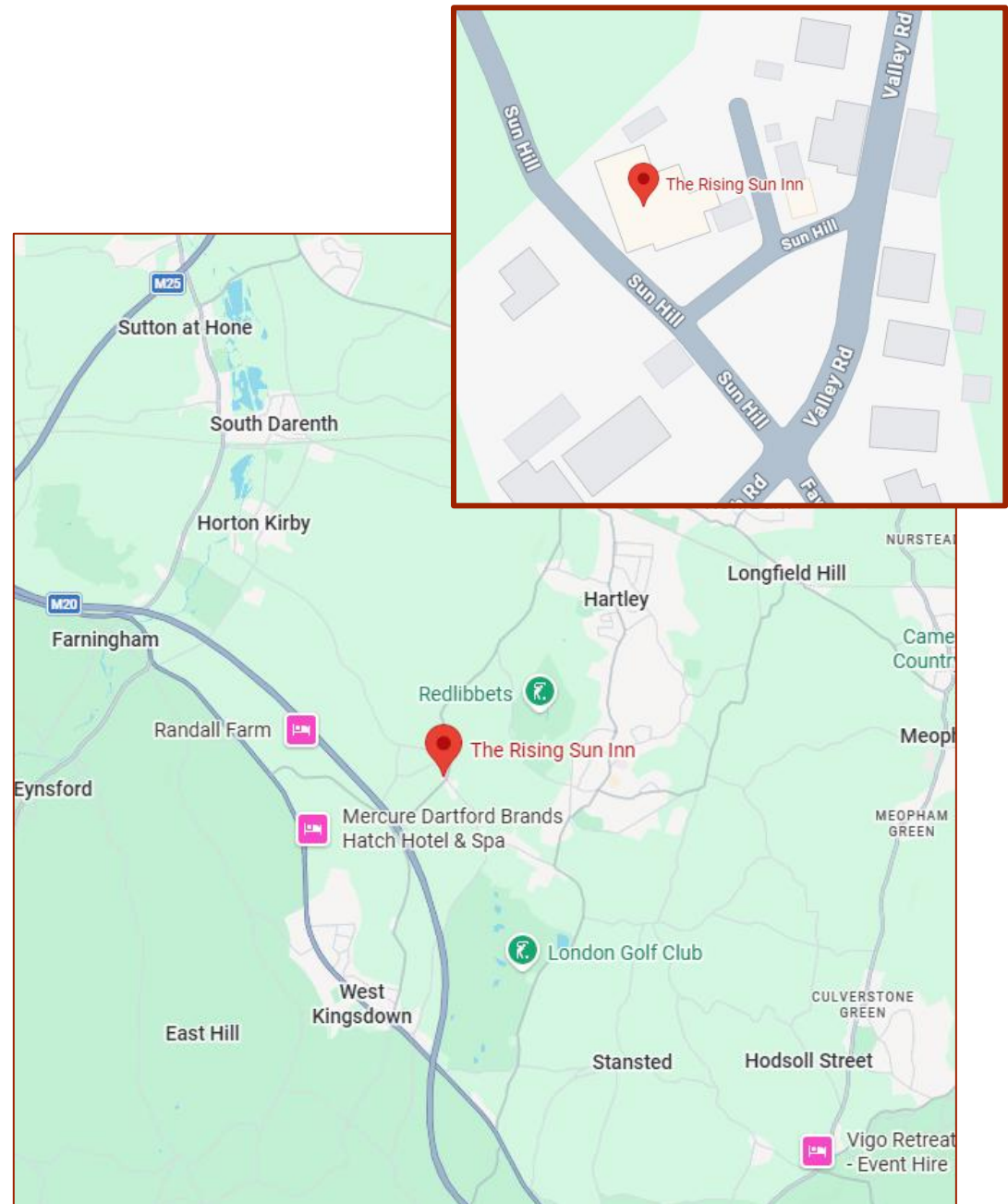
The village lies a short distance from Brands Hatch circuit, one of the UK's most well known racing circuits, which has hosted 12 runnings of the British Grand Prix and currently hosts many British and international racing events.

The property also lies a short drive from the premier London Golf Club.

The Property

The Rising Sun is a traditional country village pub of brick construction with Kent hung elevations. The property sits in an idyllic village green setting, but despite the character of the property, it is not a listed building.

The property has been modernised in recent years and is presented to a high standard throughout.



Trade Areas

- BAR: With laminate flooring, exposed timbers, inglenook fireplace and BAR SERVERY with polished copper top. Seating for 16 with a further seven sat at the bar.
- SNUG: An intimate dining area with log burner and potential to seat 18.
- RESTAURANT: With part panelled walls, laminate flooring and exposed timbers. Potential to seat 40.
- GENTLEMEN'S TOILETS.
- LADIES TOILETS.
- UNISEX TOILET.
- RECEPTION AREA.
- TRADE KITCHEN: Extensive equipped with a range of commercial stainless steel units, as well as a walk-in freezer and walk-in fridge offset from the washup/preparation area.
- BASEMENT CELLAR.

Owners' Accommodation

Located at first floor level, comprising:

- DOUBLE BEDROOM/OFFICE.
- DOUBLE BEDROOM.
- LIVING ROOM.
- KITCHEN.
- SHOWER & WC ROOM.





Letting Accommodation

GROUND FLOOR

- TWO TWIN BEDROOMS with en suite SHOWER.

FIRST FLOOR

- FOUR-POSTER BEDROOM with en suite SHOWER.
- DOUBLE BEDROOM with en suite SHOWER.
- TWIN BEDROOM with en suite SHOWER.
- OFFICE/STORE ROOM.

External

- TRADE PATIO: Overlooking the village green, with potential to seat 20 to 30.
- TRADE TERRACE: Potential to seat 50 to 60.
- CAR PARK: Space for 15 vehicles.
- OUTBUILDING STORAGE/GARAGE.
- BIN STORE.

The Business

The Rising Sun has for many years operated as a traditional country pub serving the needs of those living in the surrounding towns and villages as well as those attending Brands Hatch events.

The business is currently being operated by a third party and therefore no current operating figures are available. Prospective tenants will need to make their own assumption as to potential trade levels, giving due regard to the size of the premises, location and local demographics.

The Business continued

The Rising Sun would suit a hands-on owners/operator who could implement their own traditional food offering at the business, as well as increase profitability by mitigating wages with a hands-on approach.

Licences

A Premises Licence is held.

Services

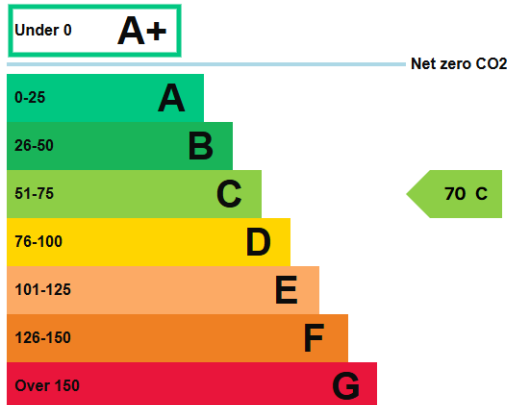
Mains electricity, water and drainage.

Oil fired central heating.

Kitchen fuel via LPG.

Rateable Value: £47,500.

Local Authority: Sevenoaks District Council.



Tenure & Price

LEASEHOLD NIL PREMIUM.

Please Note: Fixtures and fittings currently on site are not included in the let, however, may be for sale by separate negotiation.

The Landlord will consider the creation of a new lease agreement on the following terms:

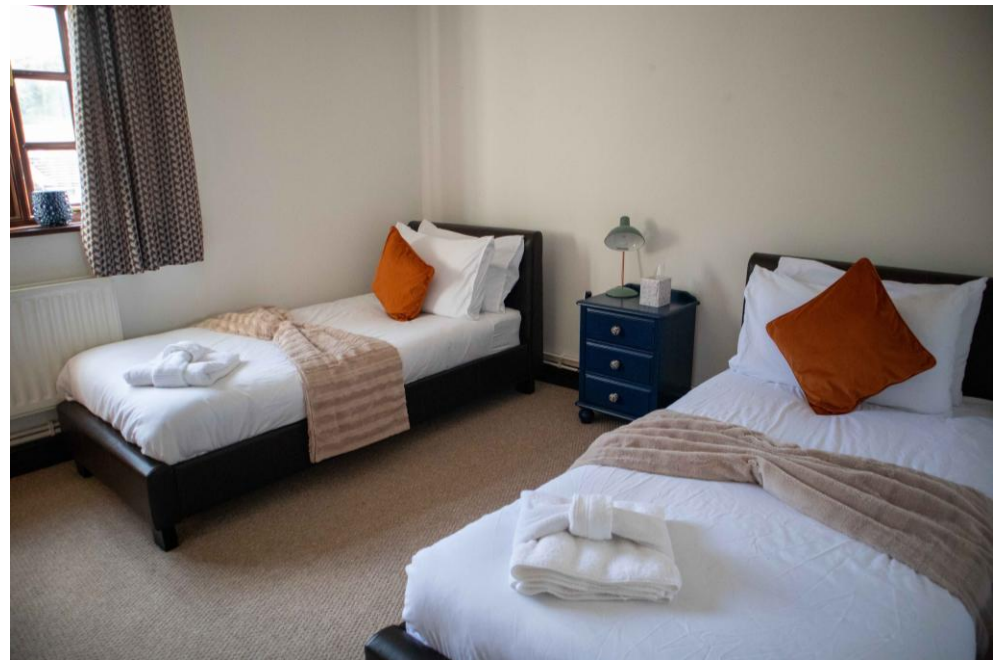
- TERM: For a term of 10 or 15 years.
- LANDLORD & TENANT ACT 1954: Inside Part II Landlord & Tenant Act 1954.
- ASSIGNABILITY: Assignable subject to Landlord's consent.
- BOND: A bond equivalent to 6 months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
- RENT: Offers invited, plus VAT and insurances. Paid quarterly in advance.
- RENT REVIEW: Subject to rent reviews every fifth year of the term and annual RPI adjustments collared at 2.5%, capped at 5%.
- 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 rental payments.

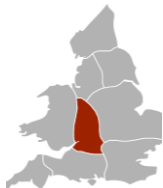
All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum.

Application form and business plan available upon request.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.





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