



George & Dragon

29 High Street, Headcorn, Kent, TN27 9NL

- Located in Headcorn close to mainline station
- Prominent High Street position
- Well presented bar and dining areas (87)
- Sizeable 5 bedroom owners accommodation
- Free of all trade ties
- Potential to incorporate letting bedrooms

Leasehold | £95,000



LOCATION

Headcorn is a busy town located in the civil parish of Maidstone, Central Kent. The town lies approximately 8 miles south of the county town of Maidstone on the A274 road to Tenterden. The town is easily accessed by the nearby M20 and M2 motorways. Headcorn Railway Station is on the South Eastern main line between London and Dover providing services to Ashford International and central London.

These railway services make Headcorn a popular residential area for those commuting to central London for work. Headcorn also boasts a small airfield housing an Aviation Museum and Parachuting Centre. The airfield is popular with events such as car boot sales, World War II re-enactments and stunt display teams.

The George & Dragon occupies a prominent position in the heart of Headcorn's High Street, surrounded by numerous local businesses including a post office, family butchers, hair dressers as well as larger retailers such as the Factory Shop and Sainsburys. The George & Dragon occupies a notable 2 storey end of terrace property of brick and timber construction. This pitch tiled roof property is well known in the area and enjoys strong levels of passing trade.

PROPERTY

GROUND FLOOR

Main entrance from High Street leading directly into the bar area. The bar is traditionally presented with tiled flooring and central bar servery, and is decorated with local hops and flowers. The bar is capable of providing seating for 22 patrons with room for more standing. In addition offset from the bar is an additional seating area with a further 17 covers. Offset are male WC's.

In addition to the front of the property is a superbly presented restaurant area with carpeted flooring, brick fireplace and homely ornaments. This area is a popular space for patrons seeking to enjoy home cooked food. This area is capable of providing seating for 22 customers.

To the rear of the property is a second bar/dining area, presented in an in-keeping manner with the rest of the property. This area is capable of providing seating for 26. Offset are female WC's.

The George & Dragon houses a fully fitted trade kitchen equipped with non slip flooring, 4

microwaves, under counter fridges, 6 burner range cooker, grill, double deep fat fryer, hot pass and hot cupboard. In addition the kitchen has a prep area with service hatch to rear dining space equipped with under counter fridges and hot cupboard. Offset is a wash-up area fitted with commercial wash-up facilities.

FIRST FLOOR

The first floor houses a sizeable owners accommodation comprising of 4 double bedrooms, kitchen, 3 shower and WC's, 3 bathrooms and sizeable living room.

Furthermore the first floor harbours a 1 bedroom self-contained flat comprising of double bedroom, kitchen, lounge and bathroom. It is our understanding that historically the first floor has been used as letting accommodation which could well be reintroduced.

ANCILLARY

The George & Dragon benefits from a number of ancillary areas including ground floor cellar, bottle store and a fridge and freezer store.

EXTERNAL

To the rear of the property is a tarmacked car park with space for approximately 10 vehicles. In addition there is a brick built outbuilding formerly used as a snooker room, with garage offset. Furthermore there is a private yard, bin store and coal shed.

The George & Dragon boasts a rear trade patio with space for approximately 40 patrons.

THE BUSINESS

Our clients have owned and operated The George & Dragon for the past 32 years and now wish to sell their leasehold business in order to concentrate on other business interests. The George & Dragon is run as a traditional town public house offering a well suited food offering with local produce.

Trade is split 60:40 in favour of wet sales. Trade profit and loss accounts show a net turnover in the region of £480,000. Accounts will be made available to interested parties following a formal viewing.

It is in our opinion that trade could be further developed with the reintroduction of letting bedrooms on the first floor as well as incorporating the outbuildings into the business.



TENURE & PRICE

LEASEHOLD £95,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The George & Dragon is held on a 20 year lease commencing March 2013 from Tavern Propco. This fully repairing and insuring lease is free of all trade ties and is subject to an annual rent of £43,000, with 5 yearly rent reviews.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

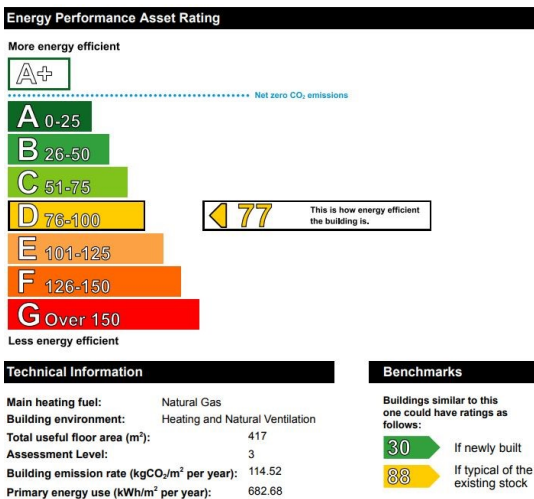
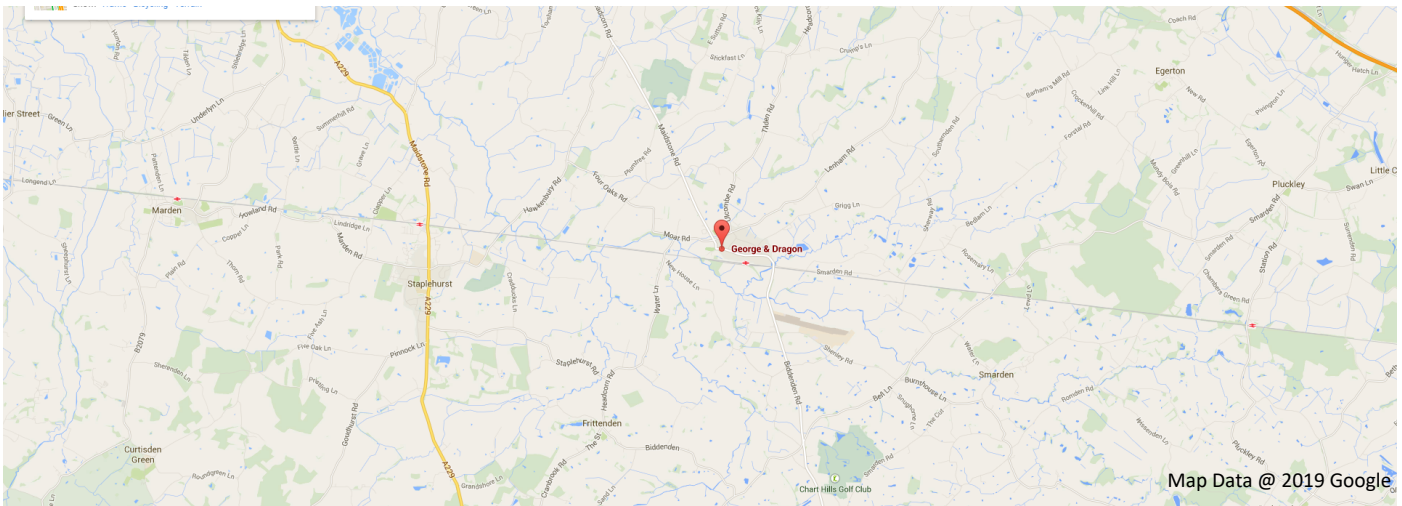
LICENCE

A full premises licence is held.

SERVICES

All main services connected.

Rateable value £37,750.



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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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