



Kings Arms

Meopham Green, Meopham, Gravesend, Kent DA13 0QB

- Located in affluent village of Meopham Green
- Well-presented pub on village green
- Three trade areas (117)
- Trade garden (40) & car park (20)
- 3-4 bedroom accommodation
- Potential for a range on concepts on free-of-tie lease

Leasehold | £45,000



LOCATION

The Kings Arms is situated in the affluent commuter village of Meopham Green, in the Borough of Gravesham, in North Kent. The village lies approximately 5 miles south of Gravesend, 9 miles north-east of Sevenoaks and 7 miles west of the Medway Towns.

The village is nestled in a picturesque position a short drive from the M20/M26 and M2 which in turn join the nearby M25 at junctions 2 and 3. Mainline railway services are available from Meopham on the Chatham Main Line with services to London Victoria. Ebbsfleet International is a short drive to the north which provides high speed services into Stratford International, Ashford International and Kings Cross St Pancras. Due to the village's proximity to three major motorways as well as direct rail links into Central London, Meopham and the surrounding villages is a popular residence for commuters working in the City.

The Kings Arms occupies a traditional two-storey public house of brick construction under a pitched tiled roof. The pub boasts a visible position on the Village Green along the Wrotham Road which bisects the village.

PROPERTY

GROUND FLOOR

Entrance from the front of the property directly into bar/restaurant area. This area is presented in a traditional manner with a modern twist incorporating wood flooring, exposed brickwork, exposed timbers and a notable log burner fireplace. This area is serviced by a bar servery which houses two double drinks fridges, glass washer, coffee machine and coffee grinder. The bar is currently configured to provide seating for 32.

Descending from the main bar is a further bar and restaurant area which is present in an in-keeping manner. This bright and spacious area is capable of providing seating for 25-35 and has the added benefit of its own WCs (currently unused). This area houses a flat screen TV and can be used as a dance floor area when events are held.

Centrally located within the property there are male WCs and female WCs with baby changing facilities.

To the rear of the property there is a third trade area which is used as a function room and overflow restaurant. This spacious open plan dining area is capable of providing seating for up to 50, with room for plenty more standing in a buffet style. This area benefits from its own bar server with double drinks fridge.

Offset is a fully fitted trade kitchen equipped with a range of commercial facilities including extractor, hot pass, salamander, two six-burner range cookers, undercounter fridges, double deep fat fryer, stainless steel sinks, commercial wash-up facilities, 'walk in' chiller and freezer and offset pantry/ dessert room.

The property is serviced by a basement cellar with delivery drop from the front of the property.

FIRST FLOOR

Private owners accommodation currently used for staff incorporating two bathrooms, double bedroom and office/double bedroom.

SECOND FLOOR

Further accommodation comprising of two large double bedrooms.

EXTERNAL

To the rear of the property is an attractive lawned trade area which provides seating for 40. offset there is a double storage outbuilding which in the past has been used to house an outside bar.

To the side of the property there is a tarmacked car park with space for 20 vehicles.

THE BUSINESS

The business has recently closed, however has operated as a food-led public house popular with local drinkers and diners as well as destination diners. The business was well known for its ability to hold events such as christenings, birthday parties and weddings and hosts regular theme and live music nights.

No trade is sold or warranted. Historic trade accounts are unavailable whoever we understand that historic net turnover has stood in the region of £400,000 per annum. Prospective purchasers should make their own assumptions as to likely future trade levels taking into account the size, location and demographics of the area.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable value is £36,000



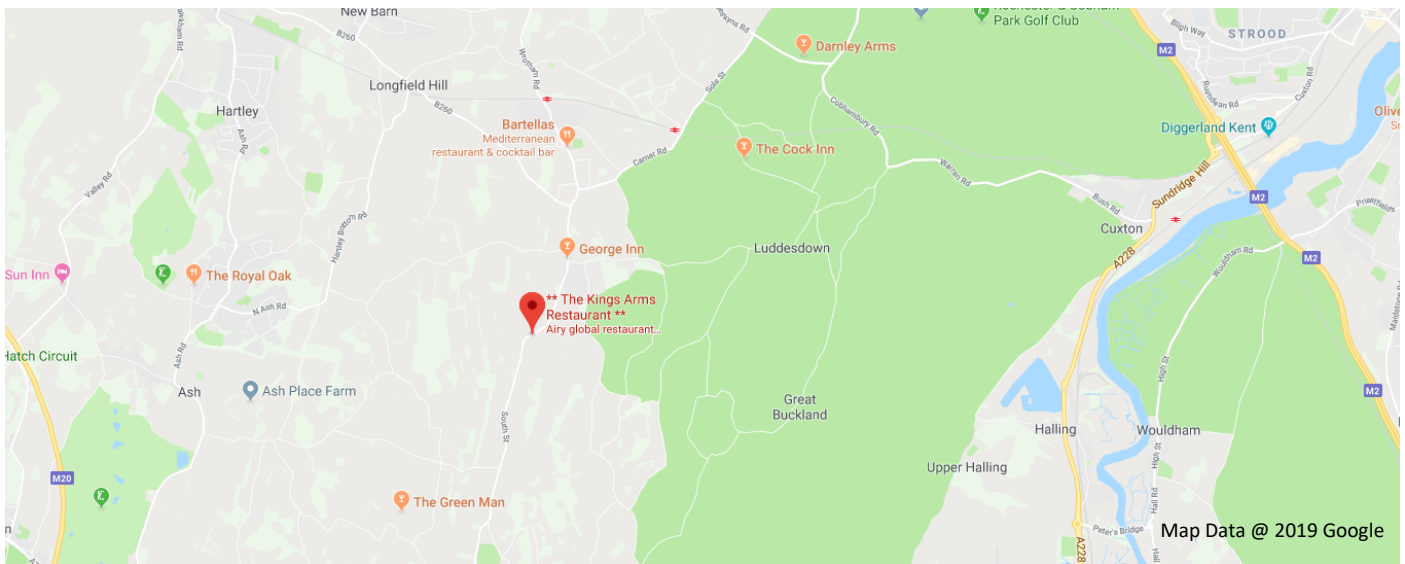
TENURE & PRICE

LEASEHOLD £45,000 to include fixtures & fittings.

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

LEASE TERMS

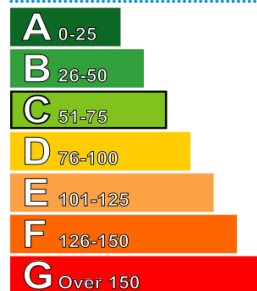
LEASE	The property is held on a 22 year Lease which commenced on 27 January 2010, expiring 23 July 2032 from Wellington Pub Company. The agreement is protected by the terms of Part II Landlord & Tenant Act 1954.
TRADE TIE	The agreement is free of all trade ties.
RENT	Rent is £54,000 per annum, payable monthly in advance and to be reviewed every 5 years.
SECURITY DEPOSIT	The Lessee is required to lodge a security deposit of equivalent to 3 months rent with the Freeholders.



More energy efficient



Net zero CO₂ emissions



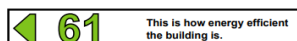
Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 330
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 125

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
74 If typical of the existing stock



This is how energy efficient the building is.

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