



The Bridges

Horton Road, South Darenth, Dartford, DA4 9AX

Freehold OIEO £360,000

- Located in commuter village close to M25 and M20
- Highly photographed corner plot public house
- Singe bar operation (58)
- Riverside beer garden (42)
- Spacious 4-5 bedroom accommodation
- Suitable for alternative use (STPP)

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LOCATION

The Bridges (formerly The Sun) is situated in the village of South Darenth in the Sevenoaks District of Kent approximately 3.5 miles south of Dartford. The village has grown around the Horton Kirby Mill which itself expanded over the years, now converted into homes and businesses. South Darenth boasts a supermarket, cafe and a post office/pharmacy, as well as three public houses and a brewery called Millis which supplies a number of pubs in the area. The viaduct to which The Bridges sits adjacent saw its first trains in July 1858 when the East Kent Railway extended its line from Strood to Bromley. The viaduct became a key strategic target for the Luftwaffe during 1941 air raids as the route was instrumental in conveying troops and supplies to Dover.

Although semi-rural, the village is a popular cut-through for those traveling to and from Dartford, as well as those utilising the nearby Farningham Road station which provides services to Gillingham and London Victoria (via Denmark Hill). The village lies a short drive from the convergence of the M20 and M25 at Swanley and is therefore a popular commuter area.

The Bridges occupies a well-photographed two-storey detached public house situated on a corner plot on the junction of Horton Road and Station Road. The premises is of brick construction with rendered elevations under a hip tiled roof. The property is not a listed building, is not listed as an Asset of Community Value, but does fall within the South Darenth Conservation Area.

PROPERTY

GROUND FLOOR

Entrance from front of property into BAR. The Bridges is a single bar operation, horseshoe in shape, centred around a wood built bar servery. The bar combines both carpeted and stripped wood flooring, decorative timbers, and two brick fireplaces. There are two large flat screen TV's, utilised well when sporting events such as rugby and football are televised. The bar provides seating for 58.

Offset are LADIES AND GENTLEMEN'S WCS.

To the rear of the property is a KITCHEN area, which is currently being installed.

Ground floor basement with delivery access from the rear car park.

FIRST FLOOR

At first floor level is a deceptively spacious private owners accommodation comprising:

- 2 x DOUBLE BEDROOM
- 2 x SINGLE BEDROOM
- SHOWER & WC ROOM

- LANDING
- LIVING ROOM/DOUBLE BEDROOM
- KITCHEN

EXTERNAL

To the side of the property is a quaint and secluded riverside beer garden, which enjoys breath taking views of the neighbouring viaduct. Seating for 42.

Tarmac CAR PARK with space for three vehicles.

THE BUSINESS

The business is currently closed.

No trade is sold or warranted. No historic accounts are available.

LICENCE

No premises licence is held.

SERVICES

All mains services are connected.

Rateable Value: £4,500

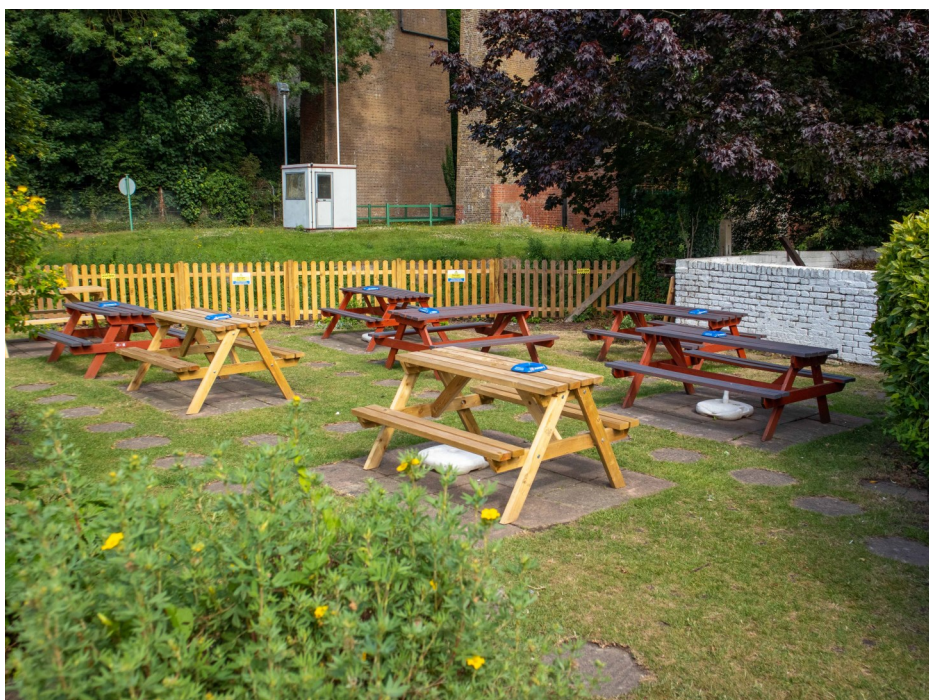
Council Tax: Band A

Local Authority: Sevenoaks District Council

TENURE & GUIDE PRICE

FREEHOLD OFFERS IN EXCESS OF £360,000 to include fixtures and fittings.

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





Map Data © 2022 Google

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

69 | **C**

76-100

D

101-125

E

126-150

F

Over 150

G

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