



Coach & Horses

Sandwich Road, Hacklinge, Deal, Kent, CT14 0AT

- Prominent roadside position on coastal link road
- Substantial detached character public house & restaurant
- Bars & dining areas (83)
- 4 bedroom accommodation
- Well-presented trade gardens (175) & car park (40)
- Popular food-led public house in continual growth

Freehold | £580,000



LOCATION

The Coach & Horses occupies a prominent roadside position in the Hacklinge area on the A258 Deal/Sandwich Road near Deal, Kent. The property is located approximately 2 miles from Deal which benefits from many amenities, including schools, hospital, leisure centre, supermarkets and banks. Hacklinge lies 8 miles north of Dover, 2.5 miles south of the historic town of Sandwich and 12 miles east of the city of Canterbury. Local tourist attractions include Deal Castle, Dover Castle, The White Cliffs of Dover, Wingham Wildlife Park, Canterbury Cathedral and Betteshanger Country Park. The area is also popular with golfers seeking to play on the numerous high quality courses in the Sandwich area including Princes Golf Club, The Royal St George's Golf Club and Royal Cinque Ports Golf Club.

The area is predominantly accessed from the north via the M2/A299, and via the M20/A256 from the south. Nearby railway services are available from nearby Deal and Sandwich with local services to Ramsgate and Whitstable, as well as mainline services to London St Pancras in approximately 1 hour and 20 minutes.

The Coach & Horses occupies a prominent brick construction a detached property dating back to 1875. Located on a busy road it enjoys plentiful trade from passers by, as well as walkers in the area. The property has been well maintained and is presented to a high standard throughout, and should be seen to be appreciated.

PROPERTY

GROUND FLOOR

Entrance from car park into bar area. The bar is presented in a welcoming and bright manner, with carpeted flooring, decorative brick fireplace and local photographs. Serviced by a bar server (with two double drinks fridges and single drinks fridge), the bar currently configures to cater for 35, with a further 6 sat at the bar, however this could be increased if desired. Unisex WC offset.

Offset from the bar is a quaint garden dining room with patio door access to the external trade space. This area provides seating for 10.

Also to the front of the property is a spacious restaurant area with stripped wood flooring, part-panelled walls and its own entrance from the car park. This area currently provides seating for 33. Offset are Male and Female WCs, both with baby changing facilities.

Centrally located within the building is a bottle store and ground floor cellar with delivery access to the rear.

Leading to the rear of the property is a wash-up room with stainless steel surfaces, commercial dish washer and ice machine. Offset is a store room with walk-in freezer.

There is also an immaculate trade kitchen, equipped with non-slip flooring, three commercial microwaves, undercounter fridges, salad bar, hot pass, griddle, 6 burner range cooker, three deep fat fryers, two upright freezers and extractor.

Offset is a further store room, with an upright fridge and two upright freezers, which in turn leads to a dry store with meat slicer.

FIRST FLOOR

Private Accommodation consisting of Living Room, Four Double Bedrooms and Shower Room with suite of wash hand basin, WC and shower. Fully fitted Kitchen off and offset Bathroom.

EXTERNAL

To the front of the property is a large car park for up to 40 vehicles.

To the rear of the property is a superbly presented trade garden area, which benefits from a patio area with marquee covering, two smoking shelters, children's play frame and BBQ area. In addition there is a top patio area with bouncy castle. The garden is capable of providing seating for 175.

To the side of the property is a trade yard area which also houses a static home. The static home unit benefits from two bedrooms, two bathrooms, living room and kitchen.

THE BUSINESS

Our clients have owned and operated the Coach & Horses for the past 17 years and now wish to sell their freehold interest in order to retire. The business has for many years run as a food-led public house serving those in the surrounding towns and villages as well as users of the busy coastal road on which it sits. The property has been wisely invested in during its occupation.

Trade profit and loss accounts for the year ending July 2018 show a Net Turnover of £271,334, generating a very healthy Gross Profit of 66.8% and Adjusted Net Profit of £34,757. The business is in continual growth and accounts for July 2019 are expected to reach a Net Turnover circa £310,000 with even stronger profit levels following adjustments to staffing levels with a more hands-on approach being taken by the current owner.

Further accounting information will be made available to seriously interested parties following a formal viewing.

It is our opinion that the business would suit a hands on owner operator who could continue to drive the food sales, supported by an increased marketing budget.



TENURE & PRICE

FREEHOLD £580,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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. Permitting the same of alcohol by retail:

Sunday to Wednesday 08:00-00:00

Thursday to Saturday 08:00-01:00

SERVICES

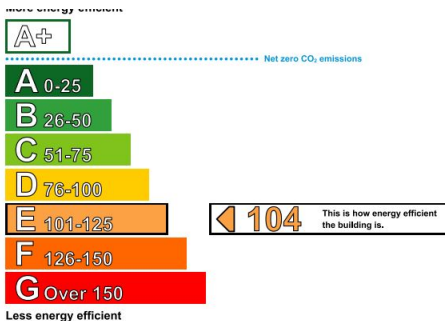
Services connected electricity only.

Fuel via LPG.

Heating via oil.

Drainage via cesspit.

Rateable value is £13,500.



Technical Information		Benchmarks	
Main heating fuel:	Oil	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	37	If newly built
Total useful floor area (m ²):	371	110	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO ₂ /m ² per year):	169.03		
Primary energy use (kWh/m ² per year):	755.18		

EPC Reference: 0994-9223-5330-7390-9303

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES – 01834 849795

We can help with arranging funding for your purchase of this or any other business.

INNPLAN INSURANCE – 01432 378696

Immediate and competitive cover for your property, business and contents

UTILITY HELPLINE – 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

Tel: 01892 725900

Email: SouthEast@sidneyphillips.co.uk

