



The Volunteer Inn

43 Gilton, Ash, Canterbury, Kent, CT3 2HL

Freehold £425,000

- Village location in desirable Ash
- Detached two-storey public house
- Traditional single bar operation
- Three bedroom owners accommodation
- Rear patio and car park
- Ample scope to develop on current lifestyle business

Ref: 16590

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Volunteer Inn is situated in the east Kent village of Ash. The village lies approximately three miles west of Sandwich, in a picturesque area of open countryside. When combined with the neighbouring villages of Westmarsh, Ware, Hoaden and Richborough, this civil parish has a population in the region of 3,500 residents.

The east Kent area is popular with day-trippers and holiday makers in the summer months who seek to explore nearby attractions including Wingham Wildlife Park, the area's numerous championship golf courses, and the beaches at Margate, Broadstairs and Ramsgate.

The Volunteer Inn is a traditional, 1800's built roadside public house. This two-storey property is of brick construction under a pitched slate roof. The pub has been aptly named due to it being the meeting point of volunteers going to fight in France during World War I.

TRADE AREAS

- BAR: An open plan, 'U' shaped trade area presented with stripped wood flooring, part-panelled walls and wood serving. The bar houses a pool table, dartboard, SWP, AWP, and jukebox. Currently, it is configured to provide seating for 22, with room for more standing. However, this could be greatly increased, if desired.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- KITCHEN.
- BASEMENT CELLAR: With Heineken Smart Dispense system.

OWNERS ACCOMMODATION

Located at first floor level and comprising:

- TWO DOUBLE BEDROOMS.
- DOUBLE BEDROOM WITH EN SUITE SHOWER.
- BATHROOM.
- LIVING ROOM/KITCHEN.

EXTERNAL

- FRONT TRADE PATIO: With two picnic benches.
- REAR TRADE PATIO: With three picnic benches.
- CAR PARK: With space for ten vehicles.
- STORAGE BARN: Derelict.

THE BUSINESS

Our client has owned and operated The Volunteer Inn for the past 17 years and now wish to sell their freehold interest in order to retire. The Volunteer Inn is run as a traditional wet-only public house which serves the need of the local residents and workers, supported by a strong regular drinking trade. Although the business has been deliberately wound-down in the past couple of years to suit our clients' lifestyle, it still benefits from two pool teams and two darts teams.

Trade profit and loss accounts for the 11 month period ending 31 January 2024 show a net turnover of £111,997. Further accounting details can be made available following a formal viewing.

The Volunteer Inn would suit a hands-on operator who could continue the community theme that the Volunteer Inn has become well known for, whilst developing the current trade with the introduction of quiz nights, live music and a simple pub fayre food offering.



TENURE & PRICE

FREEHOLD £425,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

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

Viewing strictly by appointment only.

LICENCE

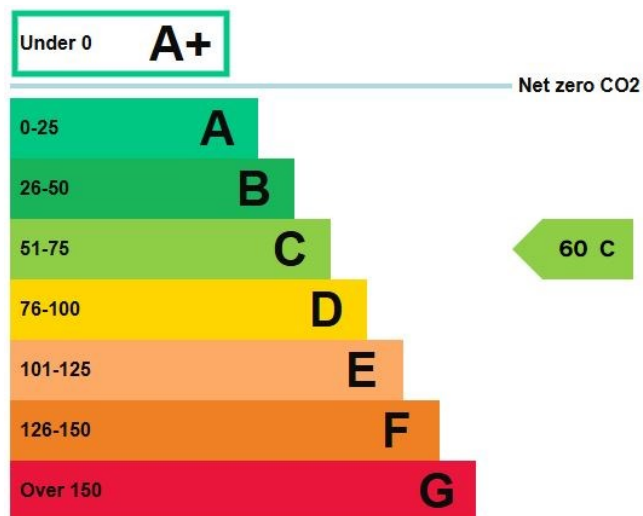
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Dover District Council

Rateable value as at 01 April 2023: £6,000



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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EPC Reference: 2180-3580-4040-9097-7625

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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