



Dovecote Inn

Alders Road, Capel, Tonbridge, Kent, TN12 6SU

- ◆ Located in hamlet of Capel, Tonbridge
- ◆ End-of-terrace public house
- ◆ Bar & dining areas (52)
- ◆ Trade patio, garden & car park
- ◆ Two bedroom owners accommodation
- ◆ Ideal for hands-on owner couple

Leasehold | £30,000



LOCATION

The Dovecote Inn is located in the hamlet and civil parish of Capel, in the Tunbridge Wells District of Kent. It is located approximately 3 miles east of Tonbridge, 2 miles west of Paddock Wood and 5 miles north-east of Tunbridge Wells, on the north of The Weald (an Area of Outstanding Natural Beauty and Metropolitan Green Belt). The area is an affluent residence which may expand if plans for up to 4,000 new homes in the area proceed

The village is a stones throw from the A228 which connects Tunbridge Wells at Pembury to the M20. The nearby A21 also provides fast road access to Ashford and the M25, via Tonbridge and Sevenoaks. Mainline railway services are available from nearby Paddock Wood, with regular South Eastern Services to Ashford International, London Bridge and Charing Cross.

The Dovecote Inn occupies a two-storey end-of-terrace property situated along Alders Road, a busy cut-through between the numerous villages in the area and Tonbridge. This brick built property is housed under a pitched slate roof and is presented in a traditional manner throughout.

PROPERTY

GROUND FLOOR

Entrance from front of property via lobby, with Disabled WC and baby changing facilities offset.

The bar and dining area retains many original features including exposed timbers, exposed brickwork and hops. As you enter the bar you are met with a centrally positioned wood-built bar servery, housing a double drinks fridge, wine chiller, glass washer and ice machine. To one end of the trade area is a comfortable seating area centered around a log burner (electric). At the opposing end there is a more formal dining area with log burner and vaulted ceilings. There is also a snug area with flagstone flooring. In total the main trade space provides seating for 48, with bar stools for a further 4.

Offset are Male and Female WCs.

Leading to the rear of the property there is a trade kitchen fitted with stainless steel clad walling, extractor, six burner range cooker, hot pass, three commercial microwaves, deep fat fryer, double deep fat fryer, two under-counter fridges and an upright freezer.

Offset is a further kitchen area used for cold preparation, desserts and washing up, comprising stainless steel sink, dishwasher, one microwave, under-counter fridges, under counter freezer and upright fridge freezer.

Centrally located within the property is an office and separate waiter area with access to the CCTV and PA systems.

To the rear of the property is a dry store housing four upright fridges and a chest freezer.

FIRST FLOOR

Private owners accommodation comprising:

- 2 x Double bedroom
- Living room
- Bathroom with additional walk-in shower

EXTERNAL

To the front is a small patio area with seating for six.

To the rear of the property is a notable decked patio area with pergola over. This area is capable of providing seating for up to 60.

Furthermore there is a large lawned trade area with bat & trap pitch, and further space for 40-60 patrons.

The property benefits from a well-sized brick paved car park with space for 28 vehicles.

There is also a private owners garden, and parking for four vehicles.

THE BUSINESS

Our clients have owned and operated the Dovecote Inn since March 2015. The business is popular with local residents and those from the surrounding towns and villages. The business hosts events such as quiz nights, BBQ & music events, darts and open mic nights. The Dovecote Inn offers a traditional food and drink offering, focused around British cuisine such as homemade pies, lamb shank and hand carved ham, egg and chips, all locally sourced.

Trade profit and loss accounts for the year ending December 2018 show a net turnover of £237,823, generating a combined gross profit of 53%. Further accounting detail can be made available to serious parties following a formal viewing.

We are of the opinion that the Dovecote Inn would suit a first-time buyer or experienced operator alike who will be able to reinforce the community ethos whilst draw in additional trade from further afield. A hands-on operator couple who could implement their own stamp on the food offering could well further increase turnover.



TENURE & PRICE

LEASEHOLD £30,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Dovecote Inn is held on a fully repairing and insuring lease agreement from EI Group. The lease is for a term of 25 years commencing 5 October 2006, expiring October 2031. The lease is fully assignable and falls within the security provisions of Part II Landlord & Tenant Act 1954. Rent currently stands at £38,600 per annum paid monthly in advance, subject to 5 yearly rent reviews and annual RPI adjustments. Buildings Insurance payable stands at £2,508 per annum, and Cellar Cooling Maintenance at £573 per annum. An incoming party will be required to provide a deposit of £9,250 in advance. The lease is fully tied.

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

LICENCE

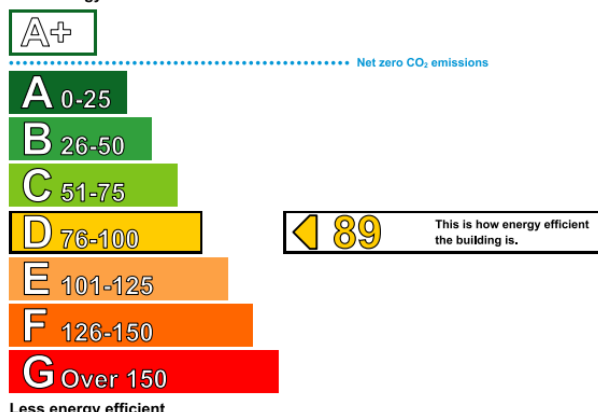
A full premises licence is held.

SERVICES

All mains services are connected.



More energy efficient



Less energy efficient

EPC Reference: 0920-3994-0385-4210-6024

BUSINESS MORTGAGES – 01834 849795

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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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