



Hooden Smokehouse & Cellar

24 Silver Hill Road, Ashford, Kent, TN24 0NY

Leasehold £65,000

- Desirable residential area in large town
- Well-known renovated Grade II listed pub
- Bar and dining for 50-60 covers
- Expansive trade gardens (200) with outside bar and kitchen
- Four bedroom accommodation
- Potential to incorporate letting bedrooms

Ref: 94733

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LOCATION

The Hooden Smokehouse & Cellar is located in the suburb of Willesborough, a desirable residential area of the large and bustling Kent town of Ashford. The property lies approximately 1.2 miles from Ashford town centre, close to the William Harvey Hospital and a major employer in the area, the Premier Foods factory. Ashford is a business hub with a population in the region of 75,000. The town is popular with shoppers visiting the County Square Shopping Centre as well as the Ashford Designer Outlet. The area is currently undergoing a major development programme which will see up to 5,000 new homes, schools and shops on the town's peripheries.

Ashford is primarily accessed via the M20 motorway running between Folkestone and Dover in the south, to London via the M26 and M25. The area is also based along the A28 link road connecting Canterbury to the towns of Tenterden and Tunbridge Wells. Mainline railway services are available from Ashford International to Central London approximately 1 hour and 20 minutes, or 38 minutes via the HS1 to Kings Cross St Pancras. As a result the area is a popular residence for city commuters.

The Hooden Smokehouse & Cellar occupies a well-presented two-storey public house of brick construction under a pitched tile roof. This Grade II listed property is believed to date back to 1648, originally constructed as a coach house. It has been extensively renovated throughout, and all dilapidations works undertaken in the past 12 months - a true turnkey opportunity.

TRADE AREAS

- BAR & DINING AREA: A character trade space with flagstone flooring, timbers and exposed brickwork. Seating for 36-40, focused around two log burners and a central bar servery.
- COVERED SEATING AREA: With flat screen TV, heating and seating for 18.
- GENTLEMEN'S TOILETS
- LADIES TOILETS
- ACCESSIBLE TOILET
- TRADE KITCHEN: With four burner range cooker, chargrill, two pizza ovens, two double deep fat fryers, salamander, commercial microwaves and undercounter fridges.
- CELLAR
- DRY STORE
- FRIDGE & FREEZER STORE: With decarboniser.
- SMOKING ROOM: With oven, smoker and undercounter fridges.
- GARDEN KITCHEN: With deep fat fryer and hotplate.

OWNERS ACCOMMODATION

With separate access to front of the property, comprising:

- LOUNGE
- TWO DOUBLE BEDROOMS
- DOUBLE BEDROOM/BOTTLE STORE
- DOUBLE BEDROOM/OFFICE
- SHOWER & WC ROOM
- UTILITY ROOM
- PRIVATE COURTYARD

EXTERNAL

- TRADE GARDENS: The property benefits from expansive trade gardens, providing seating for in excess of 250 customers. They are divided into different areas, with a zonal music system, including a covered seating area, decking, vine covered seating and family friendly area. Incorporates two children's play areas with play frame, wood fired pizza oven, potting shed and outdoor bar with dedicated stillage and cellar area.
- CAR PARK: With space for four vehicles. Shed storage offset.

THE BUSINESS

The Hooden Smokehouse & Cellar has been under its current ownership for the past 25 years. It operates as a popular pub and eatery, with a welcoming family friendly atmosphere. Due to its sizeable trade garden, it is hugely popular in the summer months, especially when hosting events such as live music, beer festivals and weddings (a ceremonial licence has previously been held and could be reinstated).

Trade profit and loss accounts for the six month period ending November 2023 show a net turnover of £252,921, which is expected to reach in the region of £645,000, with an adjusted net profit of £70,000 by the end of the twelve month trading period. Gross profit stands at 62%. Further accounting detail can be provided following a formal viewing.

The Hooden Smokehouse & Cellar is a great opportunity for a new owner to take over a turnkey opportunity, and reinvigorate the business with drive and enthusiasm, taking it to the next level. There is potential to increase turnover by converting part or whole of the owner's accommodation into letting bedrooms.





TENURE & PRICE

LEASEHOLD £65,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

The property is held on a full repairing and insuring lease agreement from Star Pubs & Bars, for a term of fifteen years, with approximately 14 years remaining. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £40,000 per annum, subject to five yearly rent reviews. . The lease is of partial tie, tied on draught products, bottled beers and minerals, free-of-tie on wines, spirits and FABs.

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, permitting the sale of alcohol by retail:

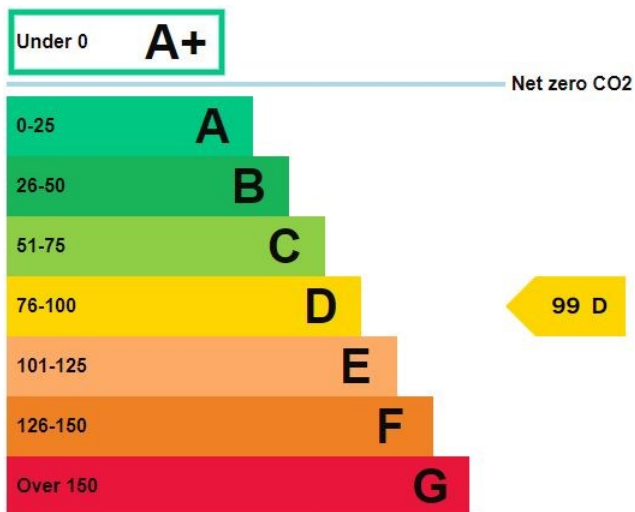
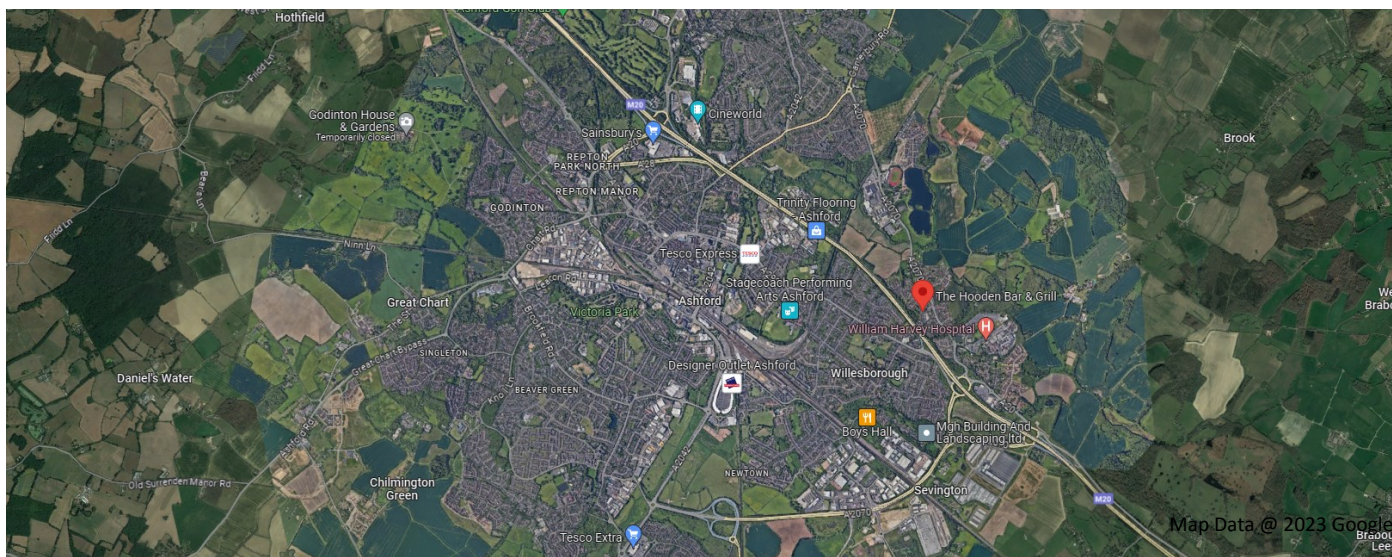
Monday to Saturday 11:00-00:00

Sunday 12:00-00:00

SERVICES

All mains services are connected.

Rateable Value: £16,800



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 6677-4325-4052-9561-2887

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