



Cinque Ports Arms

1 High Street, New Romney, Kent, TN28 8BU

Freehold £1,250,000

- Central location in New Romney
- Extensively refurbished Grade II listed public house
- Three trade areas (90)
- Large garden with outside bar (100-200)
- Well-appointed four bedroom accommodation
- Strong trade and barrelage figures with scope to increase food

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LOCATION

New Romney is a historic town located in the district of Romney Marsh, in the county of Kent. Situated on the south-eastern coast, New Romney is one of the original Cinque Ports, a group of medieval ports that held special privileges in exchange for providing ships and men for the English crown during times of war.

The town's location on the picturesque Romney Marsh, with its unique landscape of flat, reclaimed marshland, offers visitors a chance to explore scenic countryside and nature reserves. The area is home to diverse wildlife and is a paradise for birdwatchers and nature enthusiasts. With its coastal setting, New Romney offers access to beautiful beaches and neighbouring historic towns, as well as opportunities for water-based activities such as sailing, windsurfing, and beachcombing. The area has a relaxed and charming atmosphere, making it a popular destination for tourists seeking a peaceful escape from bustling city life.

New Romney offers a selection of quaint shops, cafes, and traditional English pubs where visitors can enjoy local cuisine and beverages. The town hosts several annual events and festivals, adding to its vibrant character and community spirit.

The Cinque Ports Arms marks the start of the town's high street, being one of the first properties you see as you drive into the town. The Cinque Ports Arms is a notable two-storey Grade II listed public house understood to date from the 18th century. The property has undergone extensive and frequent refurbishment, with the entire property effectively stripped back to bricks at some point within the past 10 years. The property is presented to a superb standard throughout.

TRADE AREAS

- PUBLIC BAR: With exposed timbers, tiled flooring and open fireplaces. Two SWPs. Seating for 28.
- SNUG: An informal dining and seating space with exposed timbers, stripped wood flooring and seating for 26.
- DINING ROOM: With vaulted ceiling, bi-fold doors to rear patio and seating for 36.
- GENTLEMEN'S TOILETS.
- THREE LADIES' TOILETS.
- BABY CHANGE ROOM.
- ANCILLARY STORES: Wine store, cleaning store and dry store.
- TRADE KITCHEN: Extensively equipped with a range of commercial units including extractor, six burner range cooker, salamander, plancha, commercial pass-through dishwasher and a range of

fridges and freezers.

- GROUND FLOOR CELLAR.

OWNERS ACCOMMODATION

Located at first floor level comprising:

- LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, FAMILY BATHROOM, OFFICE, TWO DOUBLE BEDROOMS, DOUBLE BEDROOM WITH DRESSING ROOM, DOUBLE BEDROOM WITH EN SUITE BATH AND SHOWER, LARGE LOFT.

EXTERNAL

- TRADE YARD: With shed storage and fridge and freezer stores.

- TRADE PATIO: With part covered seating area with seating for 30 - 35 and with two outdoor flat-screen TVs.

- GARDEN: With seating for 100 - 120. Includes an outside bar with dedicated cellar.

THE BUSINESS

Our client has owned and operated the Cinque Ports Arms for the past 10 years and have taken a heavily dilapidated public house and transformed it into an extremely popular wet-led business which draws in custom from locals as well as workers and contractors from the nearby power station. It also draws in additional custom from those staying in the nearby holiday camps during the summer months. It is well-known for its ability to cater for functions and often holds birthdays, weddings, christenings and wakes. The business hosts live music every Saturday as well as three festivals a year and an Oktoberfest.

Trade profit and loss accounts for the year ending January 2024 show a net turnover of £544,641 and an adjusted net profit of £148,656. It is our understanding that trade is split approximately 80% to wet sales and 20% to dry sales, and purchases in the region of 400 brewers' barrels per annum. Further accounting details can be made available following a formal viewing.

Despite the Cinque Port Arms being a well-established and successful business, there is ample room for a new owner to further develop the business by increasing its below-market prices and by introducing additional advertising for the deliberately under –marketed food offering.



TENURE & PRICE

FREEHOLD £1,250,000 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.

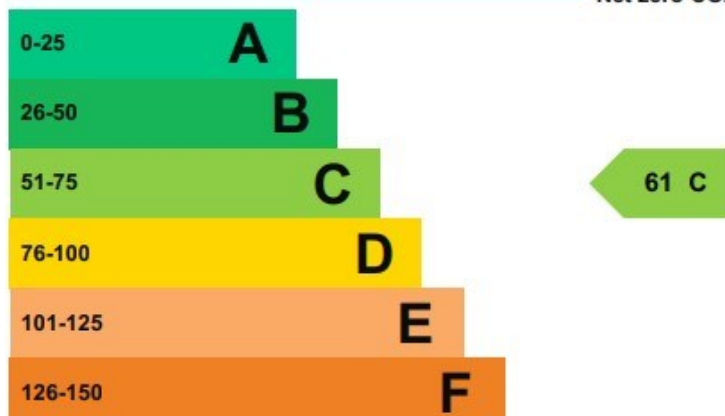
Local Authority: Folkestone & Hythe District Council

Rateable Value: £10,900



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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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