



CROWN INN

Ramsgate Road, Sarre, Birchington, CT7 0LF

FREEHOLD: £750,000 + VAT | REF: 8856095

KEY HIGHLIGHTS

- Well known landmark venue
- Midway between Canterbury & Kent coast
- Character bars & restaurant
- 14-ensuite letting rooms
- Ample gardens with car parking
- Potential for development. EPC 68

LOCATION

The Crown Inn is prominently located on the A28 between the cathedral city of Canterbury and the surrounding area of Thanet on the east Kent coast. The area has many attractions, including the popular coastal towns of Broadstairs, Margate and Whitstable. Close by is the planned expansion of Manston Airport and access to Europe via Dover and the Channel Tunnel.

Visitors are attracted to this area of the 'Garden of England' by the historic university city of Canterbury as well as the international golf facilities at Sandwich.

DESCRIPTION

A Grade II Listed 15th Century building, it is a detached two storey building under a traditional tiled roof. The Crown Inn retains much of its original character with a 1990's brick built two storey extension to the rear providing most of the letting accommodation.



INTERNAL DETAILS

The main building has entrances from both the car park and to the front which leads into a reception lounge bar, main bar with large open fireplace seating for 12 and servery to one side.

The Dicken's room which is used both as a restaurant and function room with bay windows and French doors to the garden and table and chair seating on wooden floor for up to 36. Open fireplace. Servery access to one side. This room is also licensed for weddings.

The further restaurant situated at the rear of the premises is in two sections around a large inglenook fireplace with part flagstone floors, exposed brickwork, wooden floors and seating for 34 people. Hallway leading to ladies, gents and disabled toilets.

LETTING ACCOMMODATION

In the main building, on the first floor are 6 letting bedrooms which consist of a bridal suite with four poster bed, three double/twin rooms, single room and family room. A covered walkway leads to the newer building which contains a further 8 bedrooms with 6 double/twin rooms one of which has disabled facilities and two family rooms. All the bedrooms have ensuite facilities with either bath or shower. There is also an office, laundry store and cleaning store.



TRADE KITCHENS

To the rear of the restaurant are well equipped commercial kitchens with full extraction system, tiled floors and walls, walk-in fridge, wash up area, dry store and staff WC.

OWNER'S ACCOMMODATION

There is no owner accommodation currently but in the past rooms in the front building have been used for staff.

TENURE

Freehold with vacant possession.

TRADING HOURS

Currently trading 7-days a week, midday to 10pm.



OTHER PROPERTY

Adjoining the Crown is a 3-bedroom end of terrace cottage which could be available via separate negotiation.

DEVELOPMENT POTENTIAL

The site totals 0.54 acres and has frontage to three roads. As such there is an opportunity for development subject to the required consents.

PLANNING PERMISSIONS

In the past the car port area gained planning for conversion to accommodation. This has now lapsed.



EXTERNAL DETAILS

The building has good frontage to the main road with a small area for car parking and seating to the front.

The main entrance is to the rear and leads into a car park with space for 20+ vehicles. Adjoining the main building is the lawned trade garden with bench table seating for 30 and a paved area which is also licensed for weddings.

There is a rear yard off the kitchen with further storage. In the car park is a large outbuilding providing covered storage, laundry room and outside ladies and gents WC's.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. There is no obligation on the seller to remove any remaining chattels and the building is sold as seen. Certain items bearing corporate identity or brand name such as the swing sign, will be removed from the property prior to, or shortly after, completion.

TRADING INFORMATION

The property is part of a larger tenanted estate and there is no turnover information available. Some supply volume information is available as the business is currently held on a tied tenancy agreement.

REGULATORY

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable when purchased for continued use. Prospective purchasers should seek professional advice in this respect.

THE OPPORTUNITY

The Crown is well placed to take full advantage of the growing popularity of East Kent. The coastal towns around draw visitors from around the world with easy access to London, along with Canterbury. Manston Airport is being redeveloped and will be used for commercial and passenger flights in due course, increasing visitor activity.

The Crown has the history and character to be a classic pub with rooms in the busy location.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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