THE VINE INN

High Street, Goudhurst, TN17 1AG

FREEHOLD: £345,000 + VAT | REF: 8856060

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

- Classic Kent village centre pub restaurant
- Two bars, two dining areas
- Grade II listed, full of features
- Well fitted commercial kitchen
- Flat above. Gardens to rear.
- Potential for alternative uses (STP). EPC Rating D

DESCRIPTION

Grade II Listed two storey property of brick and timber framed construction, with brick elevations to the ground floor and white painted weatherboarding to the first floor. The Vine Inn has been the focal point of the village since the early 1600's and is named after the great vine rooted at the rear of the pub.

The building has been closed for over a year and now needs new owners to invest in the building and make use of its excellent location to re-establish the business.

THE OPPORTUNITY

Whilst currently closed having been operated by a lessee in the past, The Vine offers a great opportunity to re-establish the business in the village. A video tour is available via https://vimeo.com/1204563500?share=copy&fl=sv&fe=ci

LOCATION

The Vine Inn is located right in the heart of the historic Wealden village of Goudhurst at the crossroads which links to neighbouring villages such as Lamberhurst, Sissinghurst and Hawkhurst, as well as the towns of Cranbrook and Tunbridge Wells.

GROUND FLOOR

There are two entrances into the pub at the front, leading into the trading areas. There is a main bar area with bar servery, tables and chairs and a central bar with bar servery, stools, tables and chairs ,One the ground floor is a smaller dining room, ideal for private parties, with seating for 15 or more. Ladies, gents and disabled toilets.

Exceptional, large commercial kitchen on the ground floor with separate prep area and walk-in cold room. These areas are fully equipped with commercial stainless steel equipment.

Lower ground floor cellar with central stairs and outside drop.

OTHER FLOORS

On the first floor there the 'Assembly Hall', a spacious, high ceilinged feature dining area for up to 45, which can also be used for functions with a door to the street level.

OWNER'S ACCOMMODATION

Located on the first floor there is currently staff or owners accommodation, comprising of two bedrooms, kitchen and bathroom.

It is felt that this area, combined with the other current trading areas on the first floor could be self-contained accommodation for letting or residential subject to consents.

EXTERNAL DETAILS

To the front of the property there is a landscaped patio garden area, with space for about nine large tables.

At the rear of the property is a further outside trading space with decked area for six or seven table's. The feature in this area is the old Vine.

FIXTURES & FITTINGS

All remaining trade fixtures are included in the asking price.

BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £32,250.

TRADING INFORMATION

The business is currently closed.

REGULATORY

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 consult their accountant for professional advice in this respect.


PROPOSED REAR ELEVATION
Scale 1/100
PROPOSED SIDE ELEVATION
Scale 1/100

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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

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

SIMON CHAPLIN

Senior Director - Pubs and Restaurants

T: +44 7764 241 351

E: simon.chaplin@christie.com

CHRISTIE & CO