



The Chance Inn

Ref: 8856050

Dover Road, Guston, Dover, CT15 5EW

Leasehold: £49,950, Annual Rent: £25,000

- Beautifully presented village pub
- Separate bar and restaurant areas
- Surprisingly large enclosed garden
- Three bedroom owners accommodation
- New free of tie lease being offered
- Energy Rating C

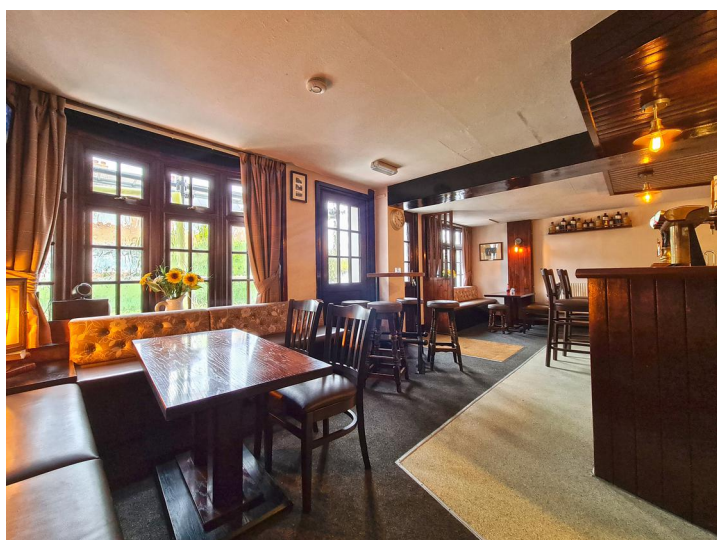


Description

A delightful period semi detached property having natural brick and flint, as well as white colour-washed elevations under plain tiled, slate and part flat roofs. The property is very well presented throughout and has some good period features.

A stone laid into the pub states the T E R 1746, indicating its origins from the mid 18th Century and it has been extended and altered over time.

The "Chance Inn" sign of the 1980s used to depict Red Rum one of the most famous 'chances' of all time. The house acquired its name when an 18th Century farmer bought it and converted it to a pub for his workers.



Location

The Chance Inn is located in the charming rural hamlet of Guston, which is located less than three miles from the centre of Dover. On the route into Dover you pass the iconic Dover Castle, as well as Fort Burgoyne. The White Cliffs of Dover and St Margaret's Bay are also within three miles drive. Dover is a main ferry and cruise port with excellent road connections via the M20 which leads on to the M25, London and beyond.

Internal Details

The trading areas are located at ground floor level and the surprisingly spacious owners accommodation on the first floor.

Fixtures & Fittings

The trade fixtures and fittings are included in the asking price.

Ground Floor

Main entrance door off the pavement into the pub and the main bar area with seating at the bar and comfortable seating around the area. Bar servery. Private door to the first floor. The ladies and gentlemen's toilets are accessed off the main bar area, where there is also a useful store room with an independent access door to the front pavement. Communicating with the attractive rear restaurant area with around 35 covers, plus more casual seating for a further five, which could be changed to get in excess of 40 covers with more formal tables, if required. There is a compact, well fitted trade kitchen behind the bar area, perfect for the size of the pub. Basement beer cellar.

Owner's Accommodation

At first floor level is the generously proportioned owners accommodation comprising of a large living room with kitchen area off, office, three double bedrooms and a family bathroom. The accommodation is accessed via two independent staircases, one from the bar area and one to the rear of the property.





The Opportunity

This successful business has been under the current stewardship for a number of years and is only now available due to the owners wish to retire, allowing a new incoming tenant to continue their good work.

Business Rates

The rateable value for the property from 1 April 2023 is £6,500. This is not what you will pay in business rates, but the Local Authority uses the rateable value to calculate what business rates are payable.

The owners accommodation will be liable for Council Tax.



External Details

The property enjoys the benefit of a larger than expected trade garden, having a generous lawn area with bench seating, mini putting greens and skittles alley. The garden enjoys a very good degree of seclusion.

Trading Information

Accounts for the year ending 31 May 2022 show a net of vat turnover of £194,490 and an adjusted net profit, before rent, of a little under £50,000. For the year ending 31 May 2019, pre-Covid, the turnover was £207,123.

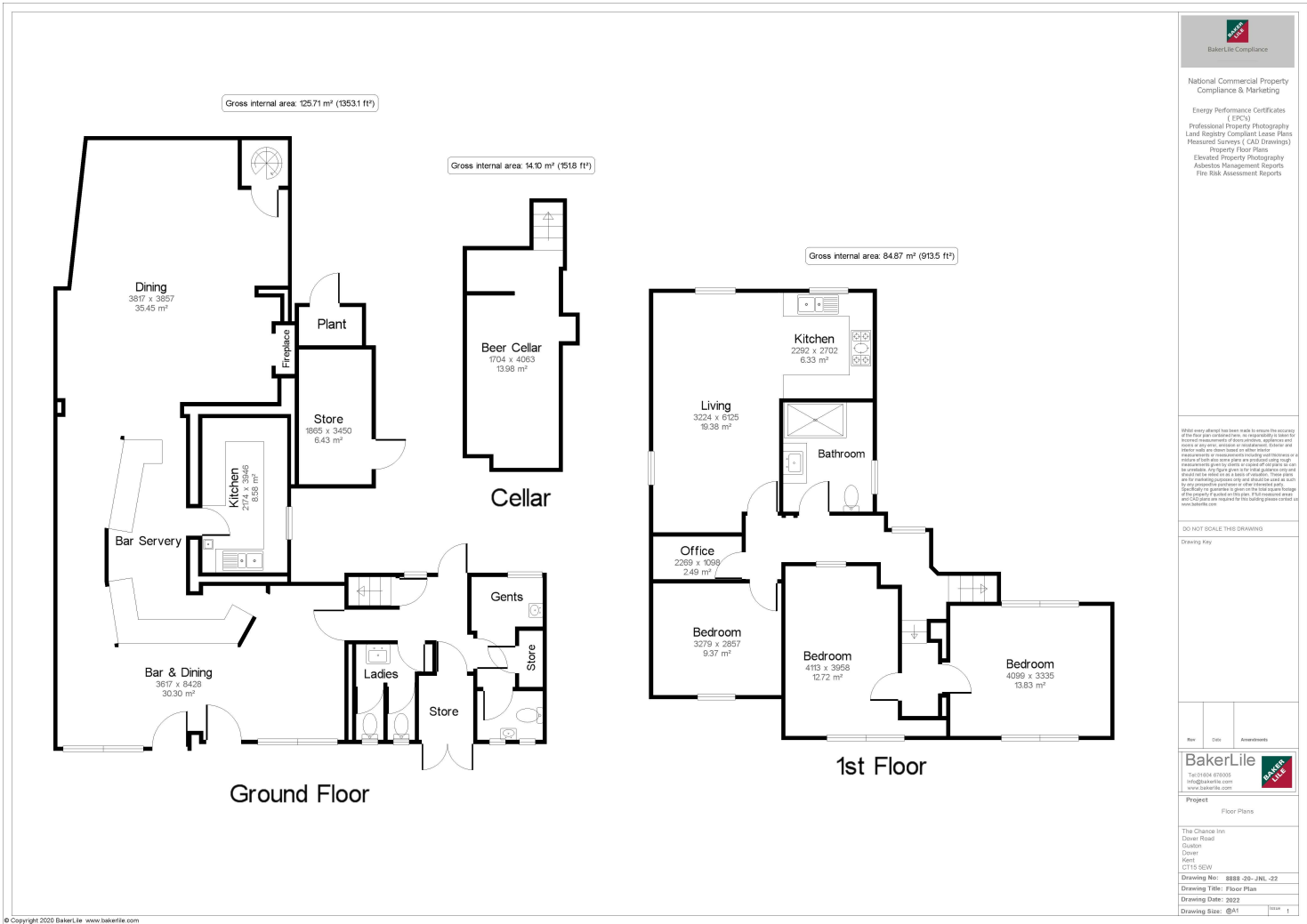
Staff

The business is currently run by a hands on owner, along with a compliment of full time, part time and casual staff.

Tenure

The business is being offered with the benefit of a new free of tie lease, with an initial rent of £25,000 per annum. The lease term is negotiable, but is expected to be a minimum of 10 years in length and within the provisions of the Landlord & Tenant Act, allowing for renewal under the standard terms of that Act.







Customer Due Diligence Checks

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:

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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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