The Bell

Bell Lane, Smarden

Ashford

TN27 8PW

Leasehold: £36,000

Annual Rent: £33,800

Tied Tenancy

Ref: 3858332

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KEY HIGHLIGHTS

- Well known Country food pub
- Classic 16th century timbered building
- 3-section bar, 4-section dining areas
- Seating for over 80, plus 50 in the garden
- Three-bedroom flat above
- Available on new 5-year agreement. EPC C

DESCRIPTION

Substantial detached two-storey building which in parts dated back to the 1500s. With hung tiled elevations and weatherboarding under a peg tiled roof it is an attractive and distinctive property.

LOCATION

Located on a popular route between Sissinghurst and Charing, it is on the edge of the village which has been noted as being one of the best kept and most attractive villages in the Southeast. It is 12 miles from both Ashford, Maidstone and the M20. Close by is the renowned Big Cat Sanctury tourist attraction and Pluckley noted for the "Darling buds of May" and as being the most haunted village in Britain.

THE OPPORTUNITY

The Smarden Bell as it is known, has long been a well-known food pub in the Kent countryside. Its classic interior featuring exposed brick, open fires, flagstone floors and timbers make it a perfect setting for all styles.

INTERNAL DETAILS

Entrance from the car park to the main bar which is in three sections featuring open fire, stone floors and timbers. Range of seating for 16. Hallway to dining areas in five-sections, again featuring a wealth of character, and allowing for private dining when required. In total, on a range of table and chairs, up to 60 covers are easily accommodated. Each section has access to a single central bar servery, and tow sets of ladies and gents toilets.

ANCILLARY AREAS

Centrally placed commercial kitchen with wash up area, preparation area and walk-in cold store. Central level cellar and ample stores to rear of the pub

OWNER'S ACCOMMODATION

Three double bedrooms, lounge, kitchenette, utility room, office, bathroom, additional WC and shower room.

EXTERNAL DETAILS

Attractive garden to the rear of the property for up to 50 covers, an outdoor bar, BBQ area and large private customer car park in two sections for around 40 cars

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price quoted and a full inventory will be provided. This is estimated to have a value in the region of £20,00

Other Ingoing Costs

The asking price includes the following in addition -
Trade deposit - £5,000
Contract deposit - £500
Maintenance Scheme - £1,000
Training deposit - £1,000
Utility Package deposit & Technology Package deposit - TBA
With stock and crockery estimated at £5,000
Provide proof of Working Capital for at least £10,000

STAFF

All staff will transfer with the business in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

TRADING INFORMATION

As a tenanted business there are no trading figures available although drinks supply data can be made available on request.

TRADING HOURS

The premises currently trade 6 days a week being closed on Monday.

TENANCY

The business is to be let on a Standard fully tied 5-year tenancy agreement from Shepherd Neame with a full tie for drink supply. There is limited liability for the repair of the building much which will be maintained by Shepherd Neame. Full details of the tenancy are available on request.

It is proposed that the commencing rent will be £33,800 per annum, rising each year to £39,000 at the end of the term.

BUSINESS RATES

The current rateable value according to the VOA as at 2026 is £17,300.

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. Prospective purchasers are advised to take appropriate specialist advice.

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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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:

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