

Woolpack

- Characterful 16th Century pub restaurant
- 60-bedroom purpose built hotel block
- Stands in 2.8 acres 4 miles outside Ashford
- In 5-sections over 2 levels with separate bar
- Trade gardens and extensive parking
- Close to M20 & Channel tunnel. Energy Rating B

Maidstone Road, Hothfield, Ashford, TN26 1AP

Freehold: £2,250,000 + Vat

Ref: 3868023

THE OPPORTUNITY

The Woolpack is a well-established venue that can find a new identity to match the surrounding clientele. Ashford continues to expand, being one of the top growth areas for housing and business.

A character pub restaurant, supplemented by the 60-bedroom hotel that attracts both business and tourist travellers is well set for success.



LOCATION

The Woolpack stands prominently on the A20 some 4 miles northeast of Ashford, Kent. The road also leads to Maidstone via Charing and 15 miles southwest of the cathedral city of Canterbury.

The Channel Tunnel rail terminal is 15 miles to the east making the hotel a popular stop off point, and attractions such as Rye, Deal and Whitstable bring visitors to the area

INTERNAL DETAILS

The trade areas have entrances off the street or the car park, and lead into a bar restaurant area in 5-sections. There is a mixture of exposed brick walls, exposed timbers with wood, stone and carpeted floors. Open fires and original features still remain, and the various areas help create an atmosphere despite its size. Central stairs lead up to a first-floor dining area on two levels under a pitched ceiling. Two sets of ladies and gents toilets. In total the trade areas can cater of 235 covers.

Ancillary areas
To one end, on the ground floor are the commercial kitchens with open servery, extraction, Nonslip floors and wash up section. Staff changing, walk-in cold room, wine and spirits store adjoining. Level cellar with side access.

DESCRIPTION

In two parts the Woolpack is a detached two storey brick building with single story extensions under a traditional tiled roof. The building is Grade II listed, with parts dating back to the 16th century and has been a pub for over 250 years.

The two-storey hotel was purpose built in the 1970's and extended in the 1990's to create the current 60-bedroom hotel



OTHER INFORMATION

Boundary Plans

• Restaurant Only Disposal – The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction.

• Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.

• Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

Service Charge (excluding Whole Sites) The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.

VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.

Click Here for Terms and Conditions

STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties.



EXTERNAL DETAILS

Extending to around 2.8 acres the two buildings are well placed in the grounds with the Woolpack fronting the A20 with garden areas to each side providing seating for 70. Two section car park has space for around 120 vehicles.

To the rear is a grassed area which could be used for further seating, events or carparking.

OWNER'S ACCOMMODATION

There is a staff accommodation providing 2-bedrooms, lounge, office, kitchen and bathroom.

LETTING ACCOMMODATION

Now consisting of three buildings which was extended to create the current 60-bedroom hotel. . They follow the Premier Inn format with an even mix of ground and first floor rooms, all double/twin with additional family rooms. Each floor has service areas and a reception with office is at the ground floor entrance.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms and conditions" document) may be removed from the property prior to, or shortly after, completion.




El Sub
Sta
Woolpack Inn
(PH)
Tennis Court
The Old Stores
Tutt Hill
Saddlery
Shelter
Olde
Forge
LB
Shelter
Clonmore

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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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