The Maypole Inn

The Street, Borden
Sittingbourne
ME9 8JN

Leasehold: £59,995
Annual Rent: £36,830

Part tied lease with 8 years remaining

Ref: 8856081

KEY HIGHLIGHTS

- Traditional village pub
- 8 years remaining on a part tied lease
- Customer car park
- 50 cover restaurant
- Large trade garden with child play area
- Owner's accommodation. Energy Rating D

LOCATION

Borden is a rural village with a history dating back to the 12th Century. The Maypole Inn is situated at the heart of Borden village along with the Grade I listed Church which was commissioned around 1210.

The village benefits from a primary school, village hall and recreation ground which is home to Borden village football club. Hamlets within the parish include Chestnut Street, Danaway Hearts Delight and Oad Street. The village offers easy access of motorway networks to London and the Kent Coast.

DESCRIPTION

The Maypole is an 18th Century two storey property with white rendered elevations under a pitched tiled roof.

INTERNAL DETAILS

The main pub is served by a bar servery and has many traditional features, a variety of traditional tables and chairs with three wood-burning stoves, a separate circa 50 cover restaurant area, Ladies' and Gents' WCs. Commercial kitchen with full extraction and beer cellar.

OWNER'S ACCOMMODATION

Two double bedroom studio with kitchenette.

FIXTURES & FITTINGS

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory.

EXTERNAL DETAILS

Outside seating (circa 100) with a large trade garden and children's play area. Customer car park for 30 cars. Storage barn with potential for holiday lets, subject to obtaining the necessary planning consents.

STAFF

The business is predominantly owner run with a complement of part time and casual staff.

THE OPPORTUNITY

Our client has owned the business for 18 years and is now looking to sell in order to retire, offering a great opportunity for a new operator to take full advantage to increase revenues by offering evening food.

We thoroughly recommend a viewing to fully appreciate this opportunity.

TRADING HOURS

The business operates seven days a week.

Monday to Saturday: 12-11pm
Sunday: 12–8pm

TRADING INFORMATION

Year ending 30 March 2024:
Turnover: £345,000
Gross Profit: 56%
Wage cost: 15%

Further information will be supplied following a formal viewing.

BUSINESS RATES

Current rateable value (1 April 2023 to present) is £12,000.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

TENURE

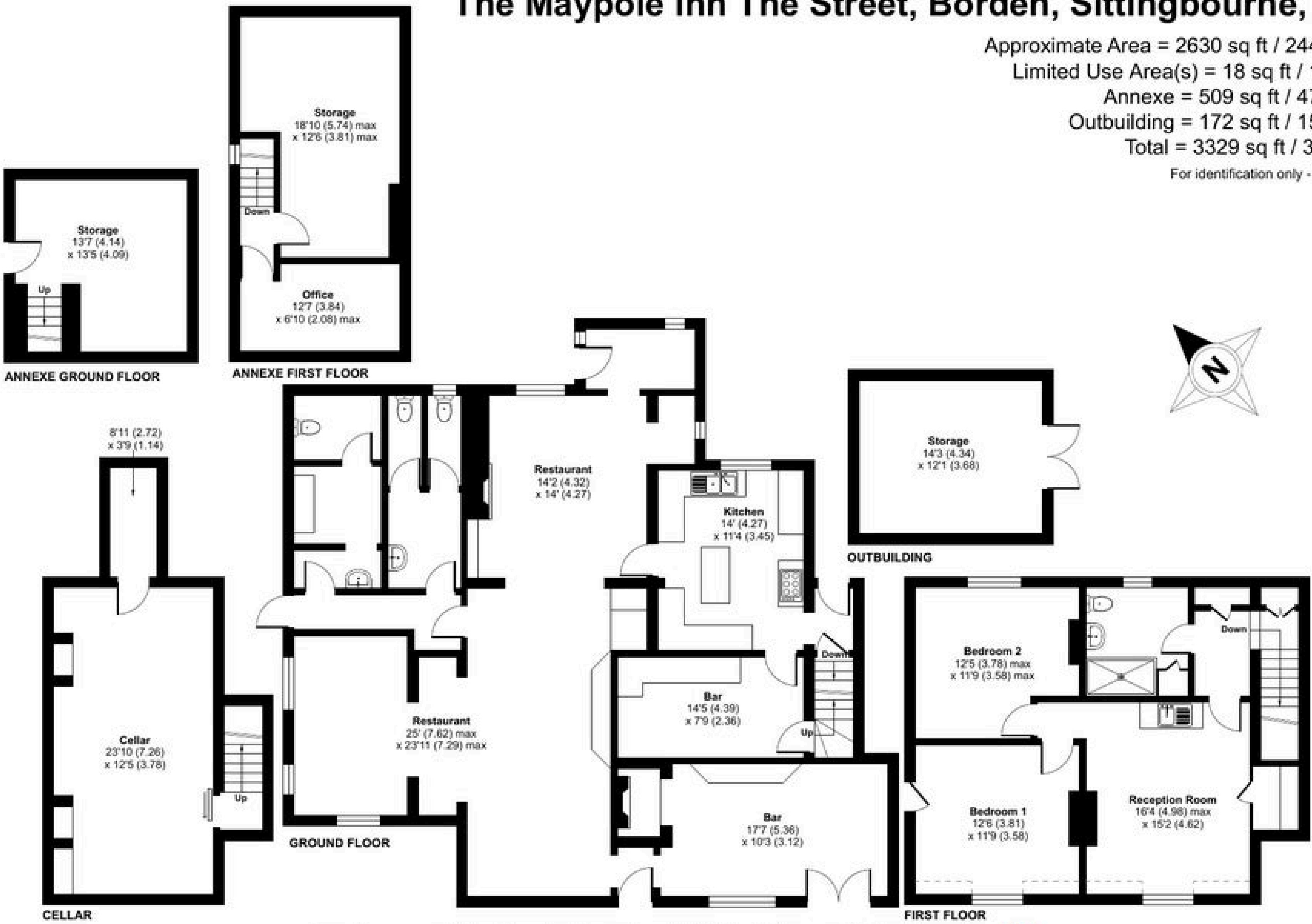
The Maypole Inn is held on a full repairing and insuring lease agreement for a term of 20 years expiring 25 March 2032 from Stonegate Pub Partners. The Rent currently stands at £36,830 per annum, subject to annual indexation. The lease is of partial tie, tied of beers and ciders, free-of-tie of wines, spirits and minerals.

REGULATORY

Premises Licence.

The Maypole Inn The Street, Borden, Sittingbourne, ME9

Approximate Area = 2630 sq ft / 244.3 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Annexe = 509 sq ft / 47.2 sq m
Outbuilding = 172 sq ft / 15.9 sq m
Total = 3329 sq ft / 309 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:

KEITH BRIDGEN
Business Agent - Pubs & Restaurants
T: +44 7732 601 751
E: keith.bridgen@christie.com

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