



Ocean Inn

*2 High Street, Dymchurch
Romney Marsh
TN29 0NG*

Leasehold: £99,995

Annual Rent: £41,700

Part tied lease with 3 years remaining

Ref: 8856082

LOCATION

The Ocean Inn is located in the centre of the coastal tourist village of Dymchurch, Kent. Dymchurch is located in the Hythe & Folkestone District approximately five miles west of Hythe and 14 miles south of Ashford.

Dymchurch and the surrounding area has a large number of tourist attractions including the Romney Hythe & Dymchurch Railway, the historic town of Rye, Camber Castle, Dungeness National Nature Reserve and Port Lympne Zoo.

The area is popular with tourists and day trippers seeking to explore the marshlands and the south Kent coastline running from Dungeness to Folkestone.



DESCRIPTION

The Ocean Inn is a mock-Tudor end-of-terrace property occupying a prominent position neighbouring a large public car park and has easy access to the beach and promenade. It is situated adjacent to the amusement arcades and fairground.

INTERNAL DETAILS

To the front of the property there is an open plan public bar with stripped wood flooring, exposed timbers, bar servery, flat-screen TVs, dart board, pool table. Seating for 38 with room for additional standing. To the side of the property is an entrance lobby with customer toilets. There is a second bar/restaurant area with carpeted flooring, bar servery and log stove providing seating for c. 44.

Fully equipped commercial kitchen with extraction, a separate prep kitchen and pot wash area, basement beer cellar.



KEY HIGHLIGHTS

- Highly profitable coastal pub/restaurant
- 3 years remaining on a part tied lease
- Customer car park
- Net turnover Y/E May 2023: £921,791
- Adjusted net profit Y/E May 2023: £249,794
- 5 bedroom owners accommodation. Energy Rating D



OWNER'S ACCOMMODATION

The owner's accommodation consists of five bedrooms, fitted kitchen, bathroom, lounge, shower room and WC.

FIXTURES & FITTINGS

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

STAFF

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

THE OPPORTUNITY

Our client has owned the business for 32 years and is now looking to sell in order to retire, offering a great opportunity for an experienced operator to acquire this highly lucrative and profitable turn key business.

We thoroughly recommend a viewing to fully appreciate this opportunity.

TRADING HOURS

The business operates seven days a week.

Monday - Thursday: 11am to 10pm

Friday & Saturday: 11am to 11pm

Sunday: 11.30am to 10pm

EXTERNAL DETAILS

Located within the car park there is an additional brick-built outbuilding housing a SEAFOOD SHOP, used from March to October selling fresh seafood.

To the side of the property is a large car park providing parking for 35-40 vehicles. This area also incorporates outdoor seating for 54 customers, as well as a covered smoking shelter. There is also a trade garden with children's play area and seating for 78.

To the rear there is a trade patio area with space for 40 customers and an outbuilding/storage.

TRADING INFORMATION

Profit and loss accounts year ending May 2023 show a net turnover of £921,791 with an adjusted net profit of £249,794.

Full trading information will be supplied following a formal viewing.

TENURE

The Ocean Inn is held on a full repairing and insuring lease agreement for a term of five years expiring 22 June 2027 from Stonegate Pub Co. The lease is renewable at the end of the term of years.

The lease falls within the security provisions of Landlord & Tenant Act 1954. Rent currently stands at £41,700 per annum, subject to annual indexation and is of partial tie, tied of beers and ciders, free-of-tie of wines, spirits and minerals.

BUSINESS RATES

Current rateable value (1 April 2023 to present) is £48,800.

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.

REGULATORY

Premises Licence.



High Street, Dymchurch, Romney Marsh, TN29

Approximate Area = 4956 sq ft / 460.4 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Outbuilding = 700 sq ft / 65 sq m

Total = 5728 sq ft / 532 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1141228



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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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

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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

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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.

