



Kings Head

Ref: 8856076

Church Street, Wye, Ashford, TN25 5BN

Freehold: £525,000

- Substantial country town coaching inn
- Two section bar plus dining room for 40
- 7-ensuite bedrooms above
- Enclosed outside seating (40) with kitchen
- Popular and affluent location
- Potential for continued use or conversion (STC)

Plus VAT



Standing prominently in the main street the Kings Head is well placed to take full advantage of the towns popularity with residents and visitors alike. With an abundance of historic buildings, a mainline railway station, river and rating as one of the best places to live in the UK it is an affluent town whose population of 2,300 is growing.

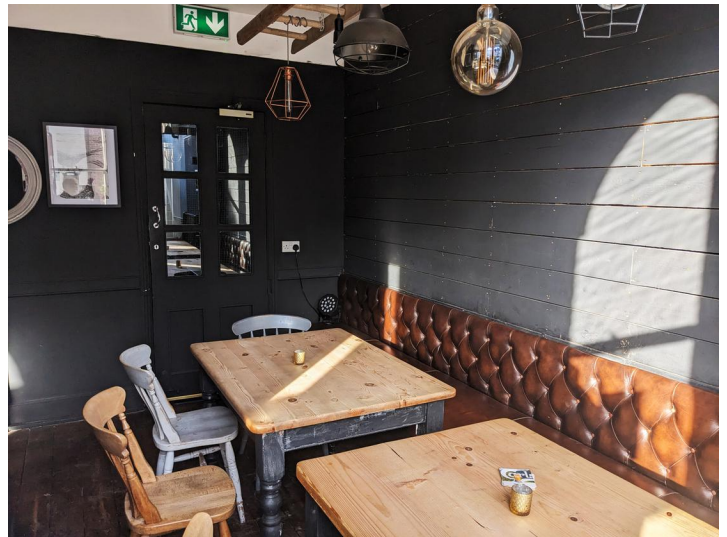
Location

Wye is located north of Ashford and the M20 which are 5 miles away plus Canterbury 11 miles north, with the Kent coast 17 miles east. London is also within easy reach, 55 miles west by car and under 2 hours by train from Wye station.

The Kings Head stands in the main wide "High Street" close to a number of facilities including the church with ample street parking outside and public car park to the rear.

Description

Substantial 3-storey property terrace building with a side coach style entrance. The building is Grade II listed, dating back to 1870s and has been extensively refurbished over the recent years to provide characterful trading areas with many original features, seven ensuite letting rooms and trade kitchens which includes an additional outside kitchen.

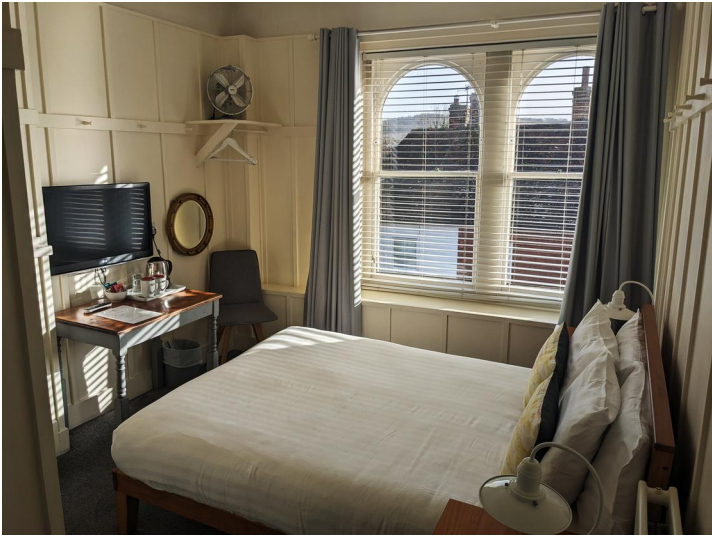


Internal Details

With its distinctive frontage, the main from entrance leads directly into a 2-section bar with central open fire, wooden floor and seating for 20 plus further seating along and around the bar servery which is centrally located. This leads through to the dining area, with high ceilings, banquet and loose table & chair seating for 40, and brick fireplace to one end. Adjoining is a smaller area which can be used for private dining.

Ancillary areas

To the rear is a trade kitchen with extraction plus preparation area and store. Outside are two large walk-in cold stores. Below ground 2-section cellar with external drop and access behind the bar.



Fixtures & Fittings

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity or brand name may be removed from the property prior to, or shortly after, completion.

Owner's Accommodation

Currently there is limited owner accommodation, with some rooms used by staff. It should be possible to create a self-contained flat on one floor or convert the rear barn which is used for storage.



Letting Accommodation

Spread over the 1st and 2nd floors are 7 ensuite letting rooms. There are 6 double rooms and 1 family room, 4 with showers and 3 with bath including a suite with a roll top bath. There are two further rooms which are used by staff but could be re-purposed for further letting.

External Details

Double gates lead through the coach style entrance into a partly covered, enclosed courtyard trade garden. There is bench and table seating for 40, with space for more. To one end is the single storey kitchen building with glazed double doors, preparation area and extraction. This has previously been used as a pizza kitchen for customers and delivery.

There is also a yard and two storey barn in need of renovation, currently used as storage.

Trading Information

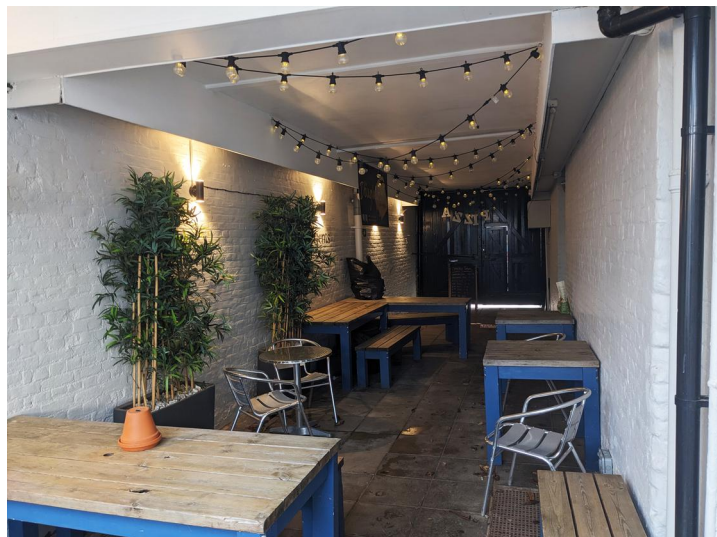
The Kings Head has been a popular bar & restaurant over the years which has the benefit of letting accommodation. It has been run under tenancy for many years but is now available with vacant possession.

As part of a larger tenanted estate and there is no turnover information available.

Trading Hours

The premises currently trade four days a week with limited food. There is potential to increase this substantially to attract trade from the surrounding towns, tourists and bedroom guests visiting the many businesses in Ashford during the week.

The premises hold a full-on licence permitting the serving of alcohol from 10am to 23.30 5 days a week, which is extended Friday and Saturday to midnight.



Business Rates

The current rateable value according to the VOA as at April 2023 is £43,000. The local authority is Ashford Borough Council.

Regulatory

VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable when purchased for continued use. Prospective purchasers should consult their accountant for professional advice in this respect.



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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