



THE TYLER'S KILN

27 Hackington Road, Tyler Hill, Canterbury, Kent, CT2 9NE

FREEHOLD: £995,000 + VAT | REF: 8856098

KEY HIGHLIGHTS

- Vendor loan funding available
- 32 cover bar/restaurant
- 14 cover private dining room
- 33 cover formal restaurant
- 12 cover snug
- Generous trade garden. Energy Rating B





LOCATION

Tyler Hill is a village/hamlet situated approximately two miles north of the Cathedral City of Canterbury, a world-renowned tourist location surrounded by a number of affluent villages and hamlets. The University of Kent at Canterbury is less than a mile south along the same road and is the largest employer in Canterbury and the surrounding area.

Canterbury is a thriving City with a wide catchment area for shoppers and tourists, being easily reached chiefly by the A2/M2 which leads on to the north Kent coast and also London and further beyond via the M25. Canterbury West railway station is within a two mile drive offering access to London St Pancras in around an hour.

Whitstable, five miles north along the same road, is a highly desirable coastal town, long favoured by Londoners as a second home destination.

DESCRIPTION

The Tyler's Kiln is an attractive, well-positioned freehold gastro pub and restaurant offering a versatile trading layout. The property has benefited from significant refurbishment, the premises are fitted to an exceptional standard throughout with state-of-the-art mod lighting and audio visual and security systems.

The Tyler's Kiln presents an excellent opportunity for an incoming operator to re-establish trading or reposition the business to suit a variety of hospitality concepts. The owner is prepared to offer competitive funding.

INTERNAL DETAILS

Ground floor entrance with air conditioned dining/seating area with 80 inch concealed TV and large dual aspect feature kiln fireplace, leading to a large bar servery with concealed 43 inch TV, fully automated Velux openers and blinds, mood lighting, 32 cover dining area and customer toilets with bespoke fittings including contact-free hygienic hand washing and door opening.

Fully equipped commercial kitchen with full extraction, pot wash, utility area, store area and staff toilets. Store room, cleaning store, heated wine display, heated cup shelf, heated dumb waiter, and ground floor cellar and plant room.

OTHER FLOORS

First floor:

Acoustic sound proof snug with secret door, 43 inch TV, business a/v equipment and store cupboard. 33 cover air conditioned restaurant with mod lighting, museum area and dumb waiter, 14 cover private dining room with concealed 43 inch TV, business a/v equipment and smart glass offering privacy on demand. Bespoke fitted customer toilets and office.

Second floor:

Loft room.

FIXTURES & FITTINGS

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory. Summer (green) and Winter (red tartan) seasonal theme change curtains included.

EXTERNAL DETAILS

Customer parking, log store, bike store, generous trade garden with pond and water feature (circa 78 covers) and six tables with electric awnings and over-head and under-bench heating. Herb house, BBQ area and auxiliary bin store area.

BUSINESS RATES

Current rateable value (1 April 2023 to present) is £17,000.

This is the rateable value for the property. This is not what you will pay in business rates, but the Local Authority uses

THE OPPORTUNITY

The Tyler's Kiln presents an excellent turn key opportunity for an incoming operator to re-establish trading with the benefit of competitive vendor funding.

We thoroughly recommend a viewing to fully appreciate this opportunity.

TRADING INFORMATION

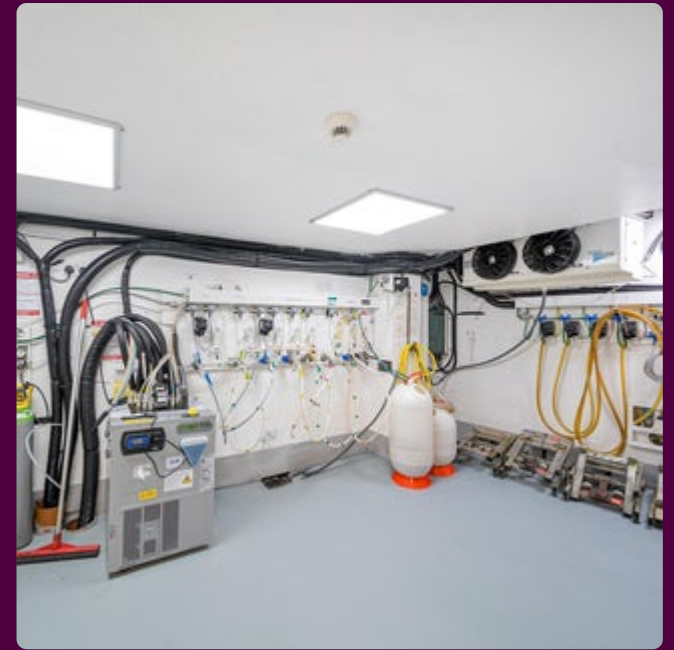
The property is currently closed, however, historic revenue data is provided by the vendor, demonstrating strong year-on-year growth.

the rateable value to calculate what business rates are payable.

REGULATORY

Premises Licence.





HISTORIC INFORMATION

GHOST TOURISM:

The Tyler's Kiln has previously attracted significant national and international media attention in connection with reported paranormal activity, including coverage in newspapers and television programmes in the UK and overseas, with exposure extending to markets such as Japan, the USA and Australia. This history forms a distinctive and well-documented part of the pub's identity.

LOCAL TOURISM:

Tyler Hill supports a number of self-catered tourist accommodation providers, accommodating up to approximately 50 visitors at any one time. Historically, the pub has been well placed to serve visitors staying within the village and surrounding area.

BONFIRE NIGHT:

The village of Tyler Hill hosts a long-established annual bonfire and fireworks display each November, attracting large numbers of visitors. Historically, the pub has formed a focal point for village activity associated with this event.

SPORTS FIELD:

Tyler Hill hosts regular sporting activity throughout the year, particularly football and cricket. The pub has historically

been used by teams and spectators before and after training sessions and matches.

CHRISTMAS:

The Tyler's Kiln is widely recognised for its extensive Christmas lighting and decorations, which have historically drawn visitors to the village. The annual light switch-on and festive period form a well-established and notable part of the pub's calendar.

GRADUATION CELEBRATIONS:

Canterbury is home to three universities: the University of Kent, Canterbury Christ Church University and the University for the Creative Arts. Graduation and awards ceremonies are held throughout the year, including approximately 12 ceremonies over two days in July and November at the University of Kent; around 12 ceremonies over two days in January and September, together with award ceremonies in March, at Canterbury Christ Church University; and additional events hosted by the University for the Creative Arts. Historically, the pub has been a popular destination for graduates, families and academic staff in connection with these occasions.

KENT UNIVERSITY STAFF:

Due to its proximity to the University of Kent, the pub has historically been well used by university staff, particularly at lunchtimes. The private dining/function room has

previously been utilised for meetings, training sessions and away days, making use of the venue's facilities.

HALF PRICE TAXIS:

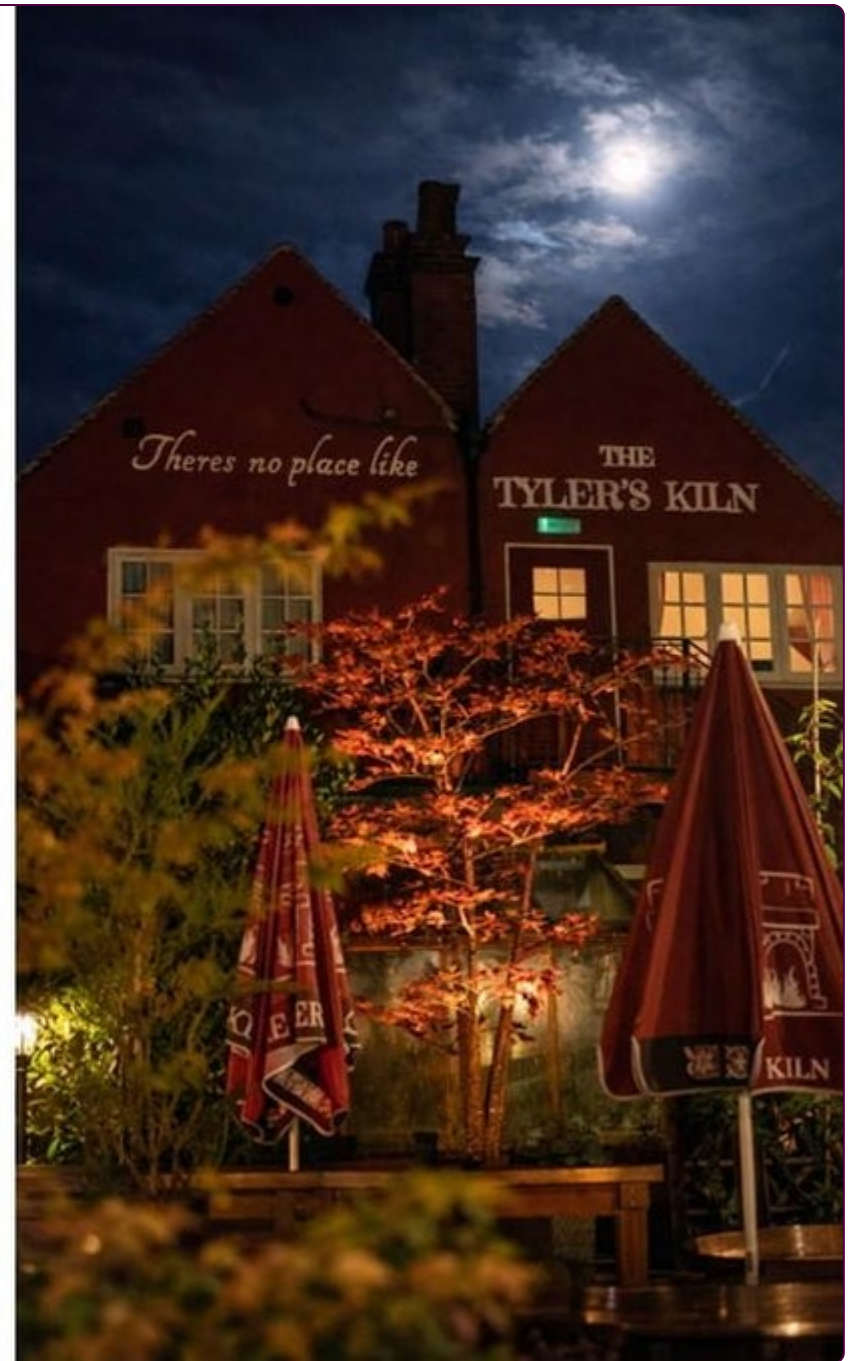
Historically, the pub operated a long-standing arrangement with a local taxi provider to facilitate guest travel to and from the venue, supporting its role as a destination public house.

BRAND AWARENESS:

The Tyler's Kiln has historically benefited from a high level of brand recognition, supported by sustained marketing activity including high-impact paid digital advertising, features in county-wide and London-based magazines, double-page newspaper coverage, radio advertising across Kent and London, Spotify campaigns, poster advertising in London and Canterbury train stations, and placement at local visitor attractions. This activity has contributed to the pub's established profile as a destination venue across Kent and Greater London.

OTHER EVENTS:

During previous ownership, the pub hosted a broad programme of events including an annual beer festival, seasonal celebrations such as Halloween and St Patrick's Day, regular pub quizzes, live music nights, and themed food and drink events.



Hackington Road, Tyler Hill, Canterbury, CT2

Approximate Area = 3077 sq ft / 285.8 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

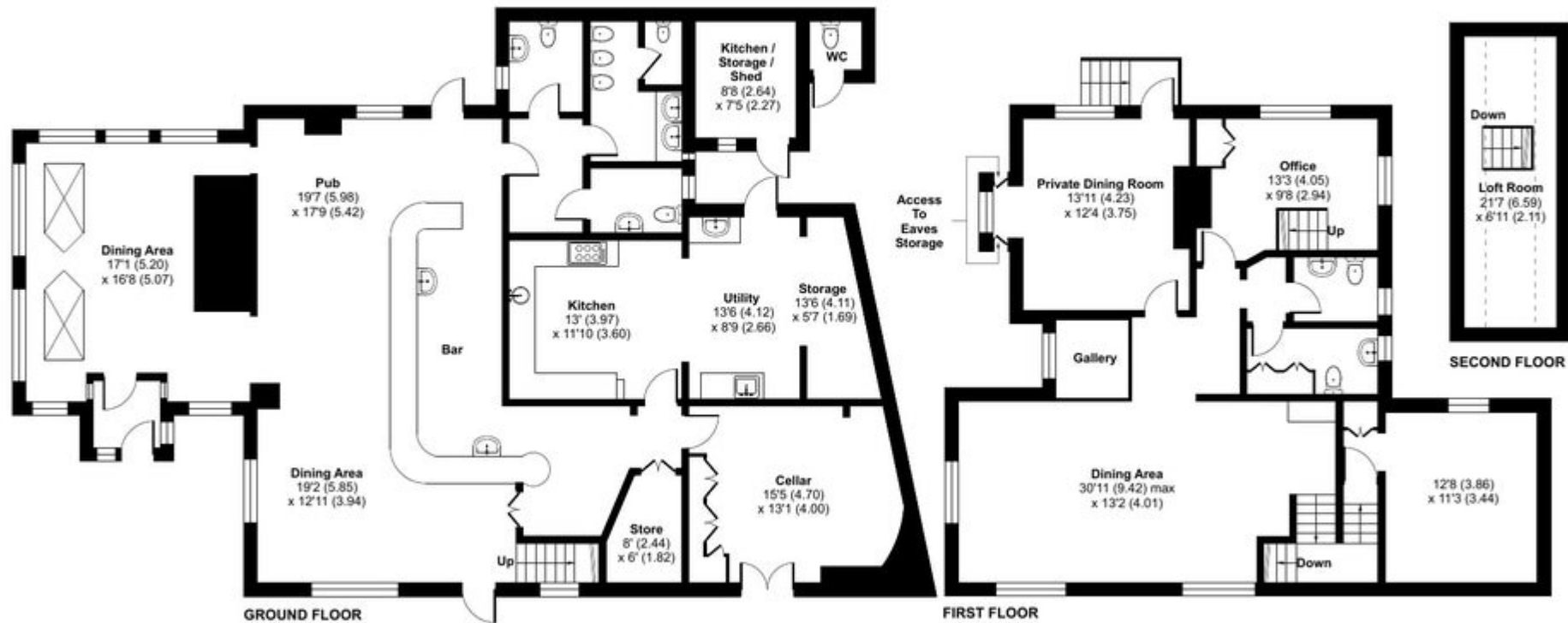
Outbuildings = 79 sq ft / 7.3 sq m

Total = 3227 sq ft / 299.6 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Pic. REF: 1385230



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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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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



SIMON CHAPLIN

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CONDITIONS OF SALE

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