



Four Fathoms

Ref: 4256328

2 High Street, Herne Bay, CT6 5LH

Freehold: £365,000 plus VAT

Substantial corner sited pub restaurant

3-section main bar seating 48

Restaurant area (40) with trade kitchens

Extensive cellar below. Trade garden to side

3 floors of accommodation with 12 rooms

Potential for continued use or conversion (subject to planning). Energy Rating D



Formally the Railway Hotel, the Four Fathoms is a well presented corner pub restaurant in the seaside town of Herne Bay. A former “Pub of the Year” it offers the possibility to be revived as an independent freehouse with letting accommodation or, subject to the required consents, be converted to provide residential flats and commercial space in this popular location.

Location

The Victorian seaside town of Herne Bay is just six miles north of the University city of Canterbury, and four miles East of Whitstable. It is easily accessed via the A299/M2 some 50 miles from the M25. Its convenient location makes it a popular visitor and residential location with a population of circa 38,000.

The Four Fathoms is just up from the seafront, 150 yards from Herne Bays last surviving pier, at the west end of the busy High Street. Both areas have a mix of traditional seaside attractions, restaurants bars and retail shops.

Description

Substantial three-storey property end of terrace building with a single storey addition to the corner. The building dates back to the mid 1800's and was extensively refurbished in 2015 to provide enhanced trading areas and trade kitchens. In addition to three floors of accommodation above the building has a large, extensive basement cellar which could be incorporated.

Internal Details

Main L-shaped bar in three sections with public, lounge and snug type bar areas. Mix of fixed and loose seating for 48. Central bar servery, two lobbied entrances and access to customer ladies and gent's toilets. To the rear, with access to the outside area, is a restaurant area seating 40, again with fixed and loose seating.

The whole area is well presented with a wealth of fittings in keeping with the pub.

Ancillary Areas:

Centrally placed with access to both bar and dining room is the trade kitchen with extraction. There is an additional preparation area in the basement below.

Extending below the whole building is a large basement with good ceiling height that contains beer cellar, spirit store, four storerooms and large central area with external access.

Trading Hours

The premises currently trade 5 days a week, being closed Monday and Tuesday. On Wednesday, Thursday and Friday it opens 5pm to 11pm then from midday on Saturday, closing at 6pm on Sunday. The pub will benefit from all day opening, especially in the summer months.



Owner's Accommodation

Occupying three floors there are a total of 12 rooms, three bathrooms and domestic kitchen. There are central stairs leading up from the kitchen hallway. A number of rooms have views to the coast. Subject to consents these could be utilised as letting rooms, bedsits or converted to residential flats.

External Details

Gated area to the rear provides a terrace which is partly covered with fixed booth seating for 18.

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.

Tenancy

The Four Fathoms has been owned by our clients Shepherd Neame for many years, and always operated by tenants. Currently trading with tenants at will, the property is available with vacant possession.



Trading Information

The property is part of a larger tenanted estate and there is no turnover information available. Some supply volume information is available as the business is currently held on a tied lease agreement.

Regulatory

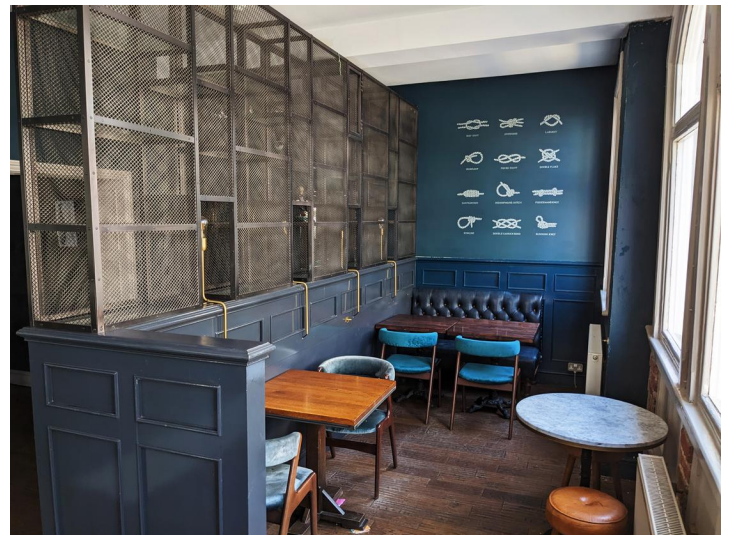
The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

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.



Business Rates

The current rateable value according to the VOA as at 2023 is £13,700. The local authority is Canterbury Borough Council.





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:

Keith Bridgen

Business Agent - Pubs & Restaurants

T:+44 1622 656006

M:+44 7732 601 751

E:keith.bridgen@christie.com

Winchester



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