



The George Inn

*The Street, Newnham
Faversham
ME9 0LL*

Leasehold: £39,000

Annual Rent: TBA

Available on a new 5-year agreement

Ref: 8856103

KEY HIGHLIGHTS

- 60 cover restaurant
- 4 bedroom owner accommodation
- Large trade garden (c. 100 covers)
- Private paddock
- Private customer car park
- Energy Rating C

THE OPPORTUNITY

The George Inn is available immediately and is offered on either a Traditional Tenancy Model or a Tenanted Business Partnership Agreement.

This opportunity would suit a hands-on chef or experienced food-led operator with strong marketing ability and a clear vision for creating the ultimate destination dining venue. There is significant potential to extend trading hours, maximise use of the garden, paddock and barn, and develop weddings, private dining and seasonal events that could elevate the George Inn into a truly unique and profitable destination worth travelling for.

DESCRIPTION

Dating back to 1540 and named after King George, the George Inn is a well preserved period pub with old-world charm. Original features include impressive inglenook fireplaces, rustic oak beams and traditional Kentish hops, all combining to create a welcoming atmosphere year-round.

LOCATION

Set in the picturesque outskirts of Faversham, Kent, at the very heart of the charming village of Newnham, the George Inn is a destination dining country pub and restaurant with a rich in history and opportunity to develop a successful pub restaurant.

Newnham is an ancient village nestled within the Mid Kent Downs Area of Outstanding Natural Beauty, just a short distance from the medieval market town of Faversham.

INTERNAL DETAILS

Internally, the George houses a versatile L-shaped trade area centred around a central bar servery, main bar area, the restaurant dining room, a snug and the lower dining room, catering for 60 covers in total.

The fully equipped trade kitchen is of a good size and includes a separate wash up area, storage and a walk-in fridge and freezer.



OWNER'S ACCOMMODATION

Spacious private accommodation sits above the pub, comprising of four sizeable bedrooms, lounge/diner, kitchenette, two bathrooms, a private garden and private parking.

ANCILLARY AREAS

Storage outbuildings.

EXTERNAL DETAILS

The George benefits from a large, grassed garden with picnic bench seating which can cater for up to 100 covers, together with a private paddock, a small converted barn which is not currently utilised, further storage and a customer car park.

STAFF

All staff will transfer with the business in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price quoted and a full inventory will be provided. This is estimated to have a value in the region of £25,000.

TRADING HOURS

The premises currently trade four days a week.

Monday: Closed

Tuesday: Closed

Wednesday: Closed

Thursday: 12-3pm, 5.30-10pm

Friday: 12-3pm, 5.30-10pm

TENURE

The business is to be let on a standard fully tied five-year tenancy agreement from Shepherd Neame with a full tie for drink supply. There is limited liability for the repair of the building, much which will be maintained by Shepherd Neame. Full details of the tenancy are available on request.

The commencing rent is subject to negotiation dependant on the business case proposed.

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TRADING INFORMATION

As a tenanted business there are no trading figures available although drinks supply data can be made available on request.

OTHER INGOING COSTS:

The asking price includes the following in addition -

Trade deposit - £5,000

Contract deposit - £500

Maintenance Scheme - £1,000

Training deposit - £1,000

Utility Package deposit & Technology Package deposit - TBA

With stock and crockery estimated at £5,000

Provide proof of Working Capital for at least £14,000



BUSINESS RATES

Current rateable value (1 April 2026 to present) is £28,500.

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.

The local authority is Swale Borough Council.

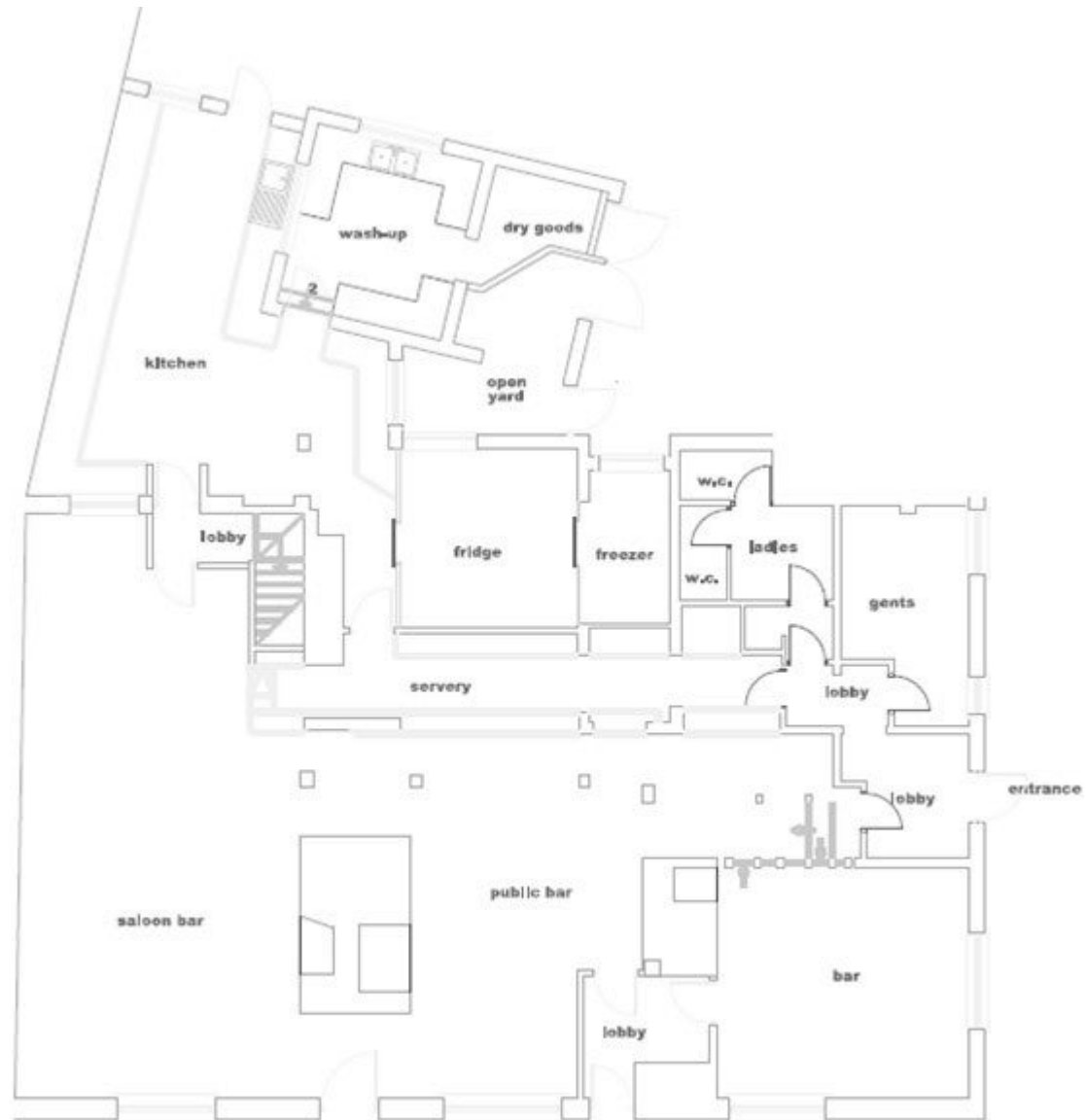


REGULATORY

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.





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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CONTACT

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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:



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