



Taken prior to closure

The Bridges

Ref: 8856065

5 Horton Road, South Darenth, Dartford, DA4 9AX

Freehold: OIEO £330,000

Corner plot (all photos from when trading)

Suitable for alternative use (STPP)

Popular commuter village

Bar (58 covers), riverside garden (42 covers)

4-bedroom owner's accommodation

Energy Rating C



The Bridges is a two-storey detached public house situated on a corner plot on the junction of Horton Road and Station Road. The premises is of brick construction with rendered elevations under a hip tiled roof.

The property is not a listed building, is not listed as an Asset of Community Value, but does fall within the South Darenth Conservation Area.



Location

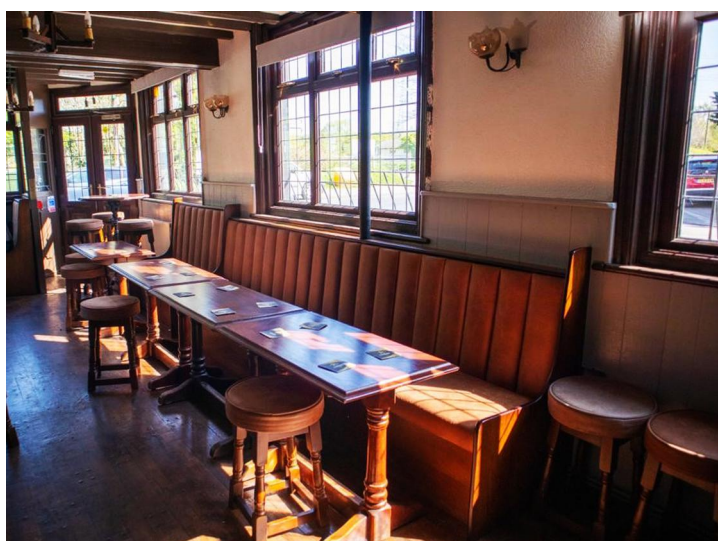
The Bridges (formerly The Sun) is situated in the village of South Darenth in the Sevenoaks District of Kent, approximately 3.5 miles south of Dartford. The village has grown around the Horton Kirby Mill which itself expanded over the years, now converted into homes and businesses. South Darenth boasts a supermarket, cafe and a post office/pharmacy, as well as three public houses and a brewery called Millis which supplies a number of pubs in the area.

The viaduct to which The Bridges sits adjacent saw its first trains in July 1858 when the East Kent Railway extended its line from Strood to Bromley. The viaduct became a key strategic target for the Luftwaffe during 1941 air raids as the route was instrumental in conveying troops and supplies to Dover.

Although semi-rural, the village is a popular cut-through for those travelling to and from Dartford, as well as those utilising the nearby Farningham Road train station which provides services to Gillingham and London Victoria (via Denmark Hill). The village lies a short drive from the convergence of the M20 and M25 at Swanley and is therefore a popular commuter area.

Internal Details

Entrance bar area with seating for circa 58, customer toilets, kitchen, beer cellar.



External Details

Riverside trade garden seating 42, car park for three cars.



Fixtures & Fittings

We are advised by our client that all fixtures and fittings are owned outright and included in the sale price.

The Opportunity

This sale offers a great opportunity to acquire a closed detached corner plot riverside pub with potential for alternative use (subject to planning permission).



Owner's Accommodation

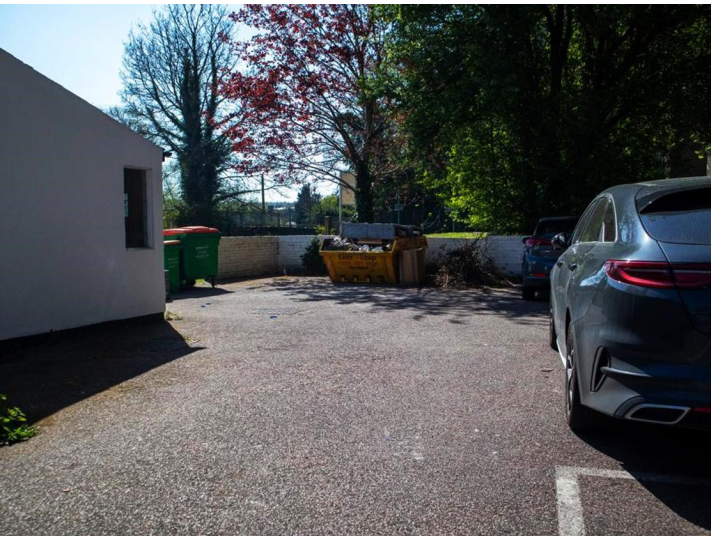
Living room, kitchen, two double bedrooms, two single bedrooms, shower room.

Development Potential

Subject to planning permission.

Business Rates

The current rateable value (1 April 2023) is £4,500. This is not the amount you pay but is used to calculate your business rates bill.



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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Winchester



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