



Plough and Harrow

Ref: 8856042

86 High Street, Bridge, Canterbury, CT4 5LA

Freehold: Offers in Excess of £325,000

Prominent village centre pub

Ground floor bar seating 50 plus

First floor function room

Large barn & parking to rear

2 bed accommodation. Vacant possession

Images from when trading July 2022. Energy Rating D

Vat will be payable in addition on 90% of the purchase price



The pub is owned by the family brewer Shepherd Neame and was run with a tenant in-situ. They now feel that the pub would be best run by an independent operator to take full advantage of its location, with the possibility of extending the drinks selection and introducing food.

Location

Well located in the centre of Bridge, a popular village three miles south-east of Canterbury. Occupying a prominent corner position the Plough and Harrow is steeped in history dating back to 1839, and at one point had its own on-site brewery, which still remains every inch a traditional Kentish Pub.

Bridge lies on the original Watling Street formerly the main road between London and Dover so has a wealth of original buildings and three renowned dining venues. With the Cathedral City of Canterbury close by the area is a popular tourist destination.

Internal Details

Ground floor corner entrance into the main circular bar area. There is a range of loose and fixed seating for around 55 over three defined areas with wooden floors and mix of beamed ceilings exposed brickwork and feature fireplaces. Well-appointed ladies and gent's toilets lead off the bar area.

On the first floor is function room for meetings and private parties.

Large ground floor cellar and storeroom.

Description

An end of terrace, two-storey corner building with brick two-storey barn and parking to the rear. The property dates to the 1830's and is Grade II listed.



External Details

Enclosed area to the side with additional access to owners' accommodation and barn.

Bin store area and parking for three cars.

Owner's Accommodation

Internal and external stairs to first floor with a lounge, two bedrooms, office, domestic kitchen and bathroom.



Fixtures & Fittings

The remaining 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.

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.

Staff

The business is not being sold as a trading going concern and no staff will transfer with the business.



Business Rates

The rateable value for the property from 1 April 2023 is £9,500. This is not what you will pay in business rates, but the Local Authority uses the rateable value to calculate what business rates are payable. The local authority is Canterbury City Council.

Regulatory

All mains services are connected

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 will 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. 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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