The Gatekeeper

- Historic Grade II Listed pub/restaurant
- Exposed beams & Inglenook fireplaces
- Generous 3-bedroom owner's accommodation
- 60 cover restaurant 20 car customer car park
- Operating Profit In Excess of £99,000
- 70 cover trade garden. Energy Rating C

Canterbury Road, Etchinghill, Folkestone, CT18 8DE

Freehold: £675,000

Ref: 8856072

LOCATION

Set in the Kent Downs, an area of outstanding natural beauty, the rural village of Etchinghill stands at the head of the beautiful Elham Valley.

Etchinghill itself has a highly regarded golf course and offers easy access to the nearby village of Lyminge. Hythe and the larger town of Folkestone are to the South (approximately 3.5 and 5 miles respectively) and to the North, the Cathedral City Of Canterbury (approximately 13 miles).

OWNER'S ACCOMMODATION

Three double bedrooms, lounge, fitted kitchen and bathroom.

DESCRIPTION

This historic Grade II Listed pub is one of the oldest buildings in the village dating back to 1595 and provides a cosy and relaxing atmosphere. The Gatekeeper was previously called the New Inn and originally consisted of two 15th Century cottages. The building was converted to a pub in the 18th Century.

INTERNAL DETAILS

Ground floor entrance into the main bar area with central bar servery, circa 60 cover restaurant, customer toilets, fully equipped commercial kitchen with full extraction, pot wash area, walk-in chiller and dry storage areas. Beer cellar.

FIXTURES & FITTINGS

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory.

STAFF

The business is predominantly owner run with a complement of full time and part time casual staff.

EXTERNAL DETAILS

There is a customer car park for 20 cars and a 70 cover trade garden.

REGULATORY

Premises Licence.

THE OPPORTUNITY

Our clients have lovingly owned the pub for many years and are now looking to retire. The sale offers a great opportunity for a new operator to take full advantage of The Gatekeeper's great reputation and location with the captive audience of Canterbury, Ashford, Folkestone and Dover.

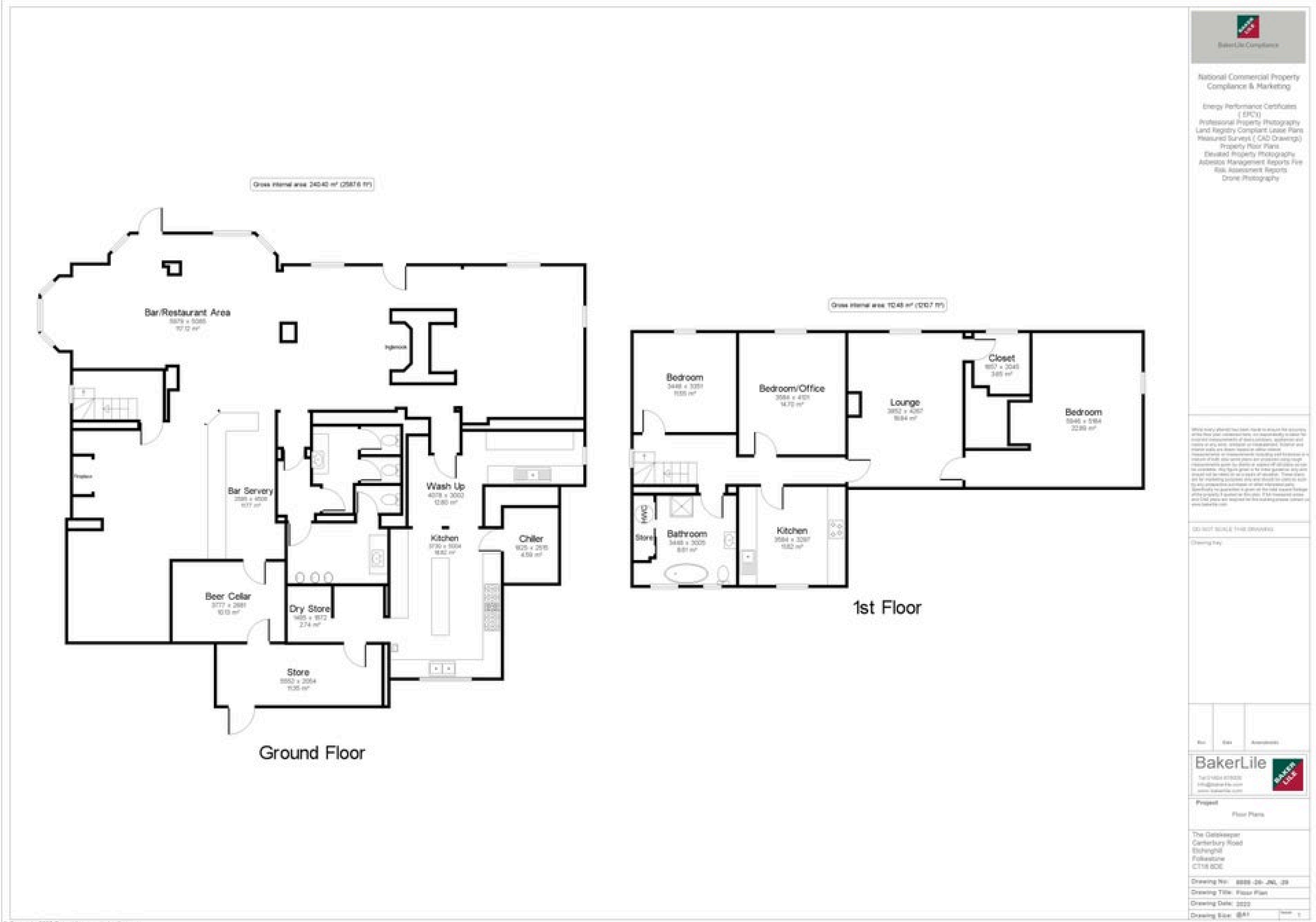
We thoroughly recommend a viewing to fully appreciate this opportunity.

BUSINESS RATES

Current rateable value (1 April 2023 to present) is £23,900. 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.







Bar/Restaurant Area
Bar Servery
Beer Cellar
Dry Store
Store
Wash Up
Kitchen
Chiller
Ground Floor
Bedroom
Bedroom/Office
Lounge
Closet
Bedroom
Bathroom
Store
HWC
Kitchen
1st Floor
National Commercial Property
Compliance & Marketing
BakerLile
Floor Plans
The Gatekeeper
Canterbury Road
Etchinghill
Folkestone
Drawing No:
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size:

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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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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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:

KEITH BRIDGEN

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