



GRIFFINS HEAD

Griffin Hill, Chillenden, Canterbury, CT3 1PS

LEASEHOLD: £36,500 ANNUAL RENT: £37,700 | REF: 8856102

KEY HIGHLIGHTS

- Quintessential county pub & restaurant
- Original oaks beams & Inglenook fireplaces
- 50 cover restaurant, 15 cover private dining
- 2 bedroom owners accommodation
- Generous trade garden & outside bar
- Customer car park. Energy Rating E

THE OPPORTUNITY

Dating back to 1286, The Griffin's Head began life as a traditional farmhouse and today stands as a distinctive destination country pub and restaurant.

The Griffin's Head presents an outstanding opportunity for an experienced operator/restaurateur or management team seeking a high-quality venue to further grow and enhance an already established business. There is clear scope to develop food-led trade, destination dining, events and seasonal offers, fully capitalising on the site's character, location and broad appeal.



INTERNAL DETAILS

Bar area with a feature servery and open fire place, dining space set across two restaurant areas for approximately 50 covers and a private dining room for 12-15 guests.

A large, well equipped trade kitchen with extensive internal and external storage space.

OWNER'S ACCOMMODATION

The private accommodation is set out on the first floor of the building and includes two double bedrooms, a lounge, bathroom and office.

DESCRIPTION

A Grade II Listed timber-framed Wealden hall house with a hipped Kent peg tiled roof and jettied floor. Steeped in heritage, the Griffins Head retains its original oak beams, Inglenook fireplaces and historic charm.

LOCATION

The Griffins Head is set on the edge of the North Downs in East Kent. Chillenden is ideally positioned midway between the historic City of Canterbury and the vibrant port town of Dover. The location benefits from a steady year round flow of walkers, cyclists and visitors, drawn by the surrounding countryside, nearby heritage attractions and popular walking routes. This creates strong seasonal and tourist trade, complemented by loyal local custom.



EXTERNAL DETAILS

The excellent outdoor space at the Griffins Head is ideal for maximising summer trade. It boasts a grassed front garden for 50 covers, an outdoor bar and BBQ area with toilets, a large garden with a decked patio area to the rear of the property and a substantial customer car park.

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.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price quoted and a full inventory will be provided.

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 - TBA

Technology Package deposit - TBA

Inventory - £20,000

With stock and crockery in addition estimated at £4,000

Provide proof of Working Capital for at least £5,000

STAFF

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

TRADING INFORMATION

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

TRADING HOURS

The premises currently trade seven days a week.



TENANCY

The business is available from early May 2026 and is to be let on a Standard fully tied 5-year tenancy agreement from Shepherd Neame with a full tie for drink supply. There is limited liability for the repair of the building, much will be maintained by Shepherd Neame. Full details on request.

It is proposed that the commencing rent will be £37,700 per annum, rising each year to £41,080 at the end of the term.

BUSINESS RATES

The current rateable value according to the VOA as at 2026 is £18,000. The Local Authority is Dover District Council.



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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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.

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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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