



The Vine Inn

- Classic Kent village centre pub restaurant
- Two bars, two dining areas
- Grade II listed and full of features
- Exceptional commercial kitchen
- Flat above. Gardens to rear.
- Potential for alternative uses (STP). EPC Rating D

High Street, Goudhurst, TN17 1AG

Freehold: £375,000

Ref: 8856060

DESCRIPTION

Grade II Listed two storey property of brick and timber framed construction, with mainly colour-washed brick elevations to the ground floor and white painted weatherboarding to the first floor.

The Vine Inn has been the focal point of the village since the early 1600's and is named after the great vine rooted at the rear of the pub.

THE OPPORTUNITY

Whilst currently closed having been operated by a lessee in the past, The Vine offers a great opportunity to re-establish the business in the village. A video tour is available via <https://vimeo.com/1204563500?share=copy&fl=sv&fe=ci>

LOCATION

The Vine Inn is located right in the heart of the historic Wealden village of Goudhurst at the crossroads which links to neighbouring villages such as Lamberhurst, Sissinghurst and Hawkhurst, as well as the towns of Cranbrook and Tunbridge Wells.



OTHER FLOORS

On the first floor there the 'Assembly Hall', a spacious, high ceilinged feature dining area for up to 45, which can also be used for function rooms. Office.

OWNER'S ACCOMMODATION

Located on the first floor there is currently staff or owners accommodation, comprising of two bedrooms, kitchen and bathroom.

It is felt that this area, combined with the other current trading areas on the first floor could provide some very attractive letting accommodation, as it has done so in the past, should anyone wish to do so.

GROUND FLOOR

There are two entrances into the pub at the front, leading into the trading areas. There is a main bar area with bar servery, tables and chairs and a central bar with bar servery, stools, tables and chairs. One the ground floor is a smaller dining room, ideal for private parties, with seating for 15 or more. Ladies, gents and disabled toilets.

Exceptional, large commercial kitchen on the ground floor with separate prep area and walk-in cold room. These areas are fully equipped with commercial stainless steel equipment.

Lower ground floor cellar.





FIXTURES & FITTINGS

All remaining trade fixtures are included in the asking price.

EXTERNAL DETAILS

To the front of the property there is a landscaped patio garden area, with space for about nine large tables.

At the rear of the property is a further outside trading space with decked area for six or seven table's. The feature in this area is the old Vine.

TRADING INFORMATION

The business is currently closed.

BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £32,250.

Confirmation of actual Rates payable should be sought from the Local Authority.

REGULATORY

Premises Licence.



DEBT & INSURANCE ADVISORY

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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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