



THE BATTS INN

School Lane, Bodsham,, Ashford, TN25 5JQ

FREEHOLD: OIRO £440,000 | REF: 8856094

KEY HIGHLIGHTS

- Grade II Listed detached property
- Picturesque countryside location
- Main bar and restaurant (60)
- First floor owner's accommodation
- Potential for alternative use (STPP)
- Trade garden with beautiful views. Energy Rating D

DESCRIPTION

The property is situated on a generous plot with views to the side and rear overlooking the Kent countryside. There are parking facilities to the front and rear of the property.

This listed building offers generous character. The beamed and timbered bar has an inglenook fireplace the size of a small room and, on a lower level, a reception bar with a large open fire. The restaurant has its own large fireplace and exposed wooden beams.

The trade areas are all located on the ground floor whilst the second floor provides two-bedroom owners accommodation.

INTERNAL DETAILS

A main front entrance leads into a porch area and main bar with main bar servery, exposed beams and brickwork. A second bar area has a wealth of exposed beams. The main bar opens to the restaurant (circa. 60) and has exposed beams and brickwork, a brick fireplace with wood burning fire.

The customer toilets can be found at either end of the pub. There is space for a generous commercial kitchen and wash-up area, store room with access to the side and ground floor cellar.

LOCATION

The Batts Inn is a 15th Century pub, built in the reign of Henry VII and is set in a hamlet in unspoilt and spectacular Kent countryside at Bodsham, near Wye, Ashford.

Bodsham is situated to the east of Ashford and to the south of Canterbury. Main road links include the M20 which links the Channel Tunnel and the M25 to the northwest. Other main local roads include the A28, the A260 and the more local B2068 which links the area with both Canterbury and Hythe.

FIXTURES & FITTINGS

The remaining trade fixtures and fittings are included in the purchase price.





EXTERNAL DETAILS

To the front and side of the property there are open trade areas (circa. 40) with beautiful views to the northeast overlooking the Kent countryside. Customer parking.

OWNER'S ACCOMMODATION

The owner's accommodation is situated on the first floor with access from the public house and comprises of two bedrooms, lounge, kitchen, bathroom room and an office area on the landing.

TENURE

Freehold with vacant possession.

THE OPPORTUNITY

The sale offers a great opportunity for a new operator to bring the pub back to life.

The property could also be suitable for alternative use, subject to necessary planning consents.

BUSINESS RATES

The current rateable value (1 April 2023 to present) is £4,900.

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. The local authority is Folkestone & Hythe District Council.







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Project	Floor Plans
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The Timber Estate Inn
School Lane
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Drawing No: 0000-20-200-200

Drawing Title: Floor Plan

Growing Date: 2013

Drawing Size: 89.1

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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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