



Bonny Cravat

*Bethersden Road, Woodchurch
Ashford
TN26 3QQ*

*Leasehold: £30,500
Annual Rent: £22,776*

Ref: 3858335

KEY HIGHLIGHTS

- Popular village local pub
- Public bar with games area
- Lounge with separate dining room
- Large gardens and patio (100+)
- Accommodation above with three bedrooms
- Available on new 5-year agreement. EPC C

THE OPPORTUNITY

Centrally located in the village, The Bonny Cravat sits opposite the 13th century church and close to Woodchurch windmill.

It caters for locals and visitors alike, and is only 6-miles south of Chilton Green, a new "village" on the edge of Ashford with 5,750 houses planned.

With distinct areas for drinkers and diners it can cater with both markets, having a large kitchen, gardens & car parking.

DESCRIPTION

Detached property, primarily over two storeys, with single storey buildings to the side and rear. In good order currently, Shepherd Neame have a refurbishment planned with any new tenant.

LOCATION

Between the fast-expanding town of Ashford on the M20, and the popular town of Tenterden, home of Chpael Down Winery, Woodchurch is popular residential village with around 2,000 residents.



INTERNAL DETAILS

The Bonny benefits from a traditional layout with a main bar seating 20 and games area with pool & darts just off. Separately is a restaurant area with table & chair seating for 40, wood floors, fireplace and doors to the garden.

Well-equipped trade kitchen in three sections, separate stores and access to basement cellar.

OWNER'S ACCOMMODATION

On the first floor are three large double bedrooms, lounge, office, bathroom and kitchen. Private garden to rear.



TRADING INFORMATION

As part of Shepherd Neame's tenanted house estate the pub has been run by independent tenants as a well-supported village pub with limited food and live music. As a tenanted business there are no trading figures available although drinks supply data can be made available on request.

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.

EXTERNAL DETAILS

Patio area with garden to the side and the rear of the property and side patio area which combined can seat over 100. Tarmac customer car parking for approx. 15 cars

STAFF

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

TRADING HOURS

The premises currently trade 5 days a week being closed Monday & Tuesday.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price quoted and a full inventory will be provided. This is estimated to have a value in the region of £15,000.

OTHER INGOING COSTS

The asking price includes the following -

Trade deposit - £5,000

Contract deposit - £500

Maintenance Scheme - £1,000

Training deposit - £1,000

Utility Package deposit & Technology Package deposit - TBA

With stock and crockery estimated at £3,000

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

TENANCY

The business 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 which will be maintained by Shepherd Neame. Full details of the tenancy are available on request.

It is proposed that the commencing rent will be £22,776 per annum, rising each year to £27,560 at the end of the term.

BUSINESS RATES

The current rateable value according to the VOA as at 2026 is £13,400.

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.

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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