



The Globe Inn

Ref: 8856068

6 - 8 High Street, Hythe, CT21 5AT

Freehold: £190,000 + VAT and Fees

To be AUCTIONED on 12 June 2024

Character Bar (20), Restaurant (30)

Three-bedroom accommodation above

Courtyard garden to rear with side access

Potential to retain as licensed premises

Opportunity to develop, subject to consents. Energy rating E



A terraced 3-storey corner property which is brick built under a traditional tiled roof. The building is believed to date back to the 1600's and retains a number of original features. The building is not listed and is in the Hythe Conservation area.

Location

The ancient and historic coastal town of Hythe lies to the west of Folkstone on the east Kent coast. One of the original Cinque Port is has a traditional High Street and a number of character buildings reflecting its past. This has helped make Hythe a popular residential and visitor town today with attractions such as the Romney, Hythe and Dymchurch Railway, the Royal Military Canal and a number of castles and Martello Towers.

Hythe benefits from easy access to the M20 (junction 11), the High Speed Train to London at Folkstone and Eurostar services to Europe.

The Globe is located at the western end of the High Street, close to the A259 which takes traffic from Folkstone to Dymchurch along the Kent coast.

Internal Details

Central front entrance leads directly into the bar seating 20 and standing, with bar servery to the rear. Adjoining dining area with access to servery. Range of fixed and loose seating with space for circa 30 diners. Leading off are well appointed ladies and gent's WC's.

Rear trade kitchen with full extraction, cooking and preparation areas. Level cellar.

Owner's Accommodation

Central stairs to first floor containing lounge, large domestic kitchen, dining room double bedroom, bathroom and store/office. The second floor has a further two double bedrooms.

Staff

The business is not being sold as a trading going concern and no staff will transfer with the business.

The Opportunity

Well located pub in this popular Kent coastal town offers many options as either a well-placed freehouse, restaurant or conversion to a number of alternative uses, including retail or residential, subject to consents.

Auction Information

We are now bringing the site to auction with joint auctioneers, Clive Emson. The auction date is 12th June 2024.

Guide price: £190,000 + VAT and Fees.

Bids in excess of the Guide Price will be considered prior to the auction date and any party will need to enter into an 'auction contract'. Further auction information can be found at www.cliveemson.co.uk



External Details

Hallway from the dining area leads to rear courtyard garden with partly covered seating area. Gated access to the street and parking for one vehicle.

Fixtures & Fittings

Remaining trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity or brand name may be removed from the property prior to, or shortly after, completion.





Trading Information

The property is part of a larger tenanted estate and there is no turnover information available. Some supply volume information is available as the business was held on a tied lease agreement.

Trading Hours

The pub previously traded 7-days a week with the benefit of a late licence Friday and Saturday to 1.30am and live music.

Business Rates

The current rateable value according to the VOA as at 2023 is £8,600. The local authority is Folkstone & Hythe Borough Council.

Tenure

Freehold with vacant possession.

Regulatory

The property had 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.

VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable when purchased for continued use. Prospective purchasers should consult their accountant for professional advice in this respect.

Customer Due Diligence Checks

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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Winchester



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