Bull Inn

Bull Hill, Bethersden
Ashford
TN26 3LB

Leasehold: £36,000
Annual Rent: £28,600

Ref: 3858333

KEY HIGHLIGHTS

- Well placed pub restaurant on the A28
- Character building dating back to 1645
- Open plan bar and restaurant areas for 90 cov
- Trade patio, gardens and large car park2
- Two bedroom flat above
- Available on new 5-year agreement. EPC C

THE OPPORTUNITY

Well known pub on busy road The Bull has ample seating inside and large gardens outside to take full advantage of both passing and local trade.

The pub is currently closed as Shepherd Neame undertake some investment to the bars and will be ready to open in June ready for summer.

DESCRIPTION

Substantial detached two storey main building with extension to the rear. The property dated back to 1645 and retains many original features including wooden floors, fireplace s and timbers.

LOCATION

Well positioned on the busy A28 between Ashford and Tenterden in Kents High Weald. Its corner location makes it prominent to attract passing trade and locals from the village. It overlooks the local cricket ground and open countryside.

INTERNAL DETAILS

Principally open plan, the bar and restaurant flow through 4 areas providing seating for up to 90 people all serviced by a central bar counter. each area has a number of character features with wood and tile flooring, open fires and games area. Fully equipped trade kitchen located just off the dining area with separate wash-up area and pizza oven.

EXTERNAL DETAILS

The Bull stands in a large plot with ample trade gardens with patio terrace to one side over looking the garden. Shingle seating area to front. Private garden and stores.

Large tarmac car park to the rear of 30 plus vehicles.

OWNER'S ACCOMMODATION

On the two floors above with central stairs there are two bedrooms, lounge, kitchen and bathroom.

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.

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 £20,000

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 & Technology Package deposit - TBA
With stock and crockery estimated at £3,500
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 £28,600 per annum, rising each year to £32,136 at the end of the term.

TRADING HOURS

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

BUSINESS RATES

The current rateable value according to the VOA as at 2026 is £23,400.

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.

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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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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