



# ROSE & CROWN

High Street, Elham, Canterbury, CT4 6TD

**FREEHOLD: £650,000 + VAT | REF: 8856092**

## KEY HIGHLIGHTS

- Prominent Grade II Listed pub with rooms
- Ground floor bar & restaurant, 60 covers
- 6 letting rooms & 5-bed owners accommodation
- Trade garden seating 50. Car park.
- Site of 0.4 acres, potential for development
- Available with vacant possession. Energy Rating D



## DESCRIPTION

A Grade II Listed detached two storey historic 16th-Century coaching inn, originally known as the Rose Inn. It was extended and re-fronted in the Georgian style in 1740. For many years, it served as a stop for coaches travelling to the coast. The pub also has a history as a Magistrates' Court until the 1970's as well as being where the first game of Bar Billiards in England was played, in 1932, according to CAMRA.

It remains today a quintessential country pub and restaurant with six letting rooms.

## LOCATION

Occupying a prominent position, the Rose & Crown is located at the heart of Elham village - a beautiful rural location in the Elham Valley on the Kent Downs approximately nine miles south of Canterbury and five miles northwest of Folkestone on the Kent coast.

## THE OPPORTUNITY

The pub is owned by the family brewer Shepherd Neame and was run as a tied tenancy. They now feel that the pub would be best run by an independent operator to take full advantage of its location and make use of the accommodation available. Subject to the normal consents there is the possibility of alternative use or development due the plot size and gardens to the rear.

## INTERNAL DETAILS

The Rose & Crown retains a wealth of features including exposed beams, flagstone floors and three open fires.

The main bar has a central servery with seating for 20, a fire place and bar billiards table, a adjoining is the restaurant dining room (c.30 covers) and a small private dining room (for a further 10 covers).

Commercial kitchen with full extraction and well-appointed ladies and gent's toilets lead off the bar area.

## LETTING ACCOMMODATION

There are six letting rooms - three double ensuite rooms and one family ensuite room on the ground floor, and two double ensuite rooms on the first floor.

## OWNER'S ACCOMMODATION

Stairs to a first floor with a lounge, kitchen, shower room, five bedrooms and bathroom.

## EXTERNAL DETAILS

In the courtyard to the side of the property is a converted stable block with six ensuite letting bedrooms.

There is also a decked garden area which caters for a further 50 alfresco dining covers, a car park and a further large lawned garden area.

The Rose & Crown sites in circa 0.4 acres.



## FIXTURES & FITTINGS

The remaining trade fixtures and fittings are included in the purchase price. There is no obligation for the seller to remove any remaining chattels and the site is sold as seen. Certain items bearing corporate identity or brand name such as the swing sign will be removed from the property prior to, or shortly after, completion.

## TENURE

Freehold with vacant possession.



## STAFF

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

## 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 is currently held on a tied lease agreement.

## TRADING HOURS

The premises previously traded seven days a week from 11am to 11pm.

## BUSINESS RATES

The current rateable value (1 April 2023 to present) is £20,600.

The local authority is Folkestone & Hythe.



## 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.

VAT at the prevailing rate will 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. Prospective purchasers should consult their accountant for professional advice in this respect.



## 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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#### CONDITIONS OF SALE

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