

BRIDGE ARMS

53 HIGH STREET, BRIDGE, CANTERBURY, CT4 5LA

FREEHOLD PUBLIC HOUSE INVESTMENT







HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Hewitt Smith Limited
- Property arranged over two levels extending to 4,972 Sq Ft (461 Sq M)
- Site extending to 0.51 acres
- Current rent of £82,740 per annum
- Lease expires March 2041
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £900,000 (8.7% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Bridge within the Nailbourne Valley in the county of Kent, 4.8 miles (7.7 km) south east of the city of Canterbury and 16.5 miles (26.4 kilometres) east of Ashford.

The Bridge Arms is situated fronting High Street in a residential area with nearby occupiers including the Plough and Harrow and the Red Lion.

LINKS

BIRDS EYE VIEW



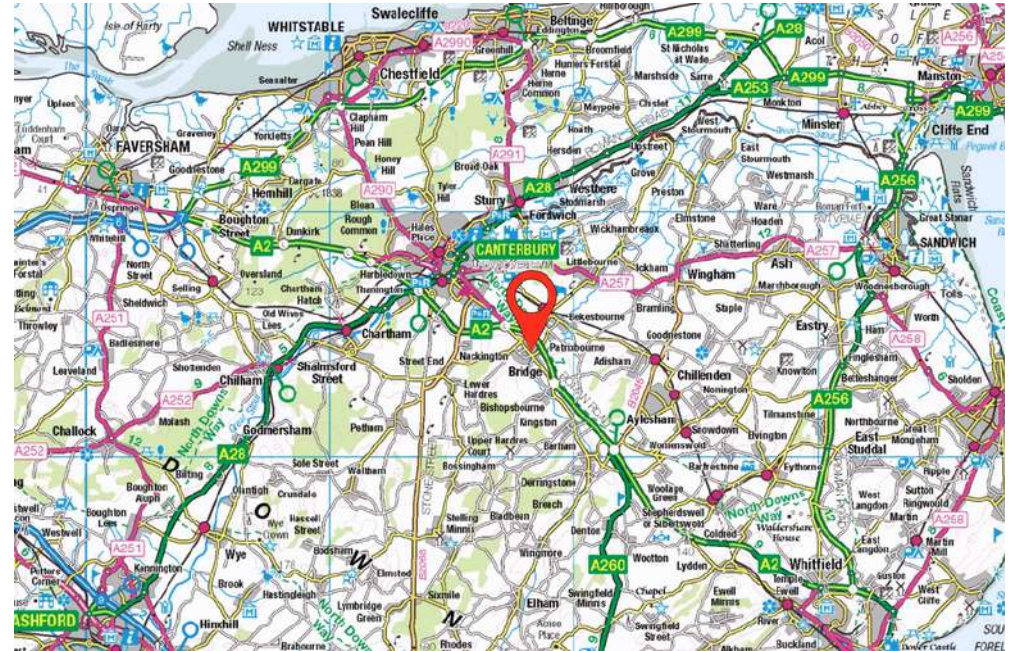
GOOGLE STREET VIEW



DRONE VIDEO



VIRTUAL TOUR



DESCRIPTION

The property comprises the ground, first and second floors of a two storey detached building with painted rendered elevations beneath a pitched and hipped roof.

ACCOMMODATION

Ground Floor The ground floor provides two trading areas with a central bar servery and seating on loose tables, chairs and bench seating for 68 customers. Ancillary areas include a trade kitchen, customer WC's, cellar and stores.

First Floor The first floor provides the office/store room and part of the managers accommodation which comprises two bedrooms, living room, two bathrooms and kitchen.

Second Floor The second floor provides additional managers accommodation comprising two bedrooms.

Externally There is a beer garden to the rear with seating on loose tables and chairs for 110 customers, as well as a children's climbing frame and an outdoor bar. There is parking to the rear for 19 vehicles.



FLOOR PLANS

Bridge Arms, Canterbury

Ground Floor gross internal area = 2,738 sq ft / 254 sq m

First Floor gross internal area = 1,694 sq ft / 157 sq m

Second Floor gross internal area = 387 sq ft / 36 sq m

Outbuildings gross internal area = 153 sq ft / 14 sq m

Total gross internal area = 4,972 sq ft / 462 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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TENURE

The property is held freehold (Title Number K829171).

TENANCY

Entire property let to Hewitt Smith Limited on a 20 year lease from 19 March 2021 at a current rent of £82,740 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £39,856 is held by the landlord.

PLANNING

The property is Grade II Listed and situated within the Bridge Conservation Area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

C-65



TERMS

We are instructed to invite offers in excess of £900,000 (8.7% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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SIMILAR INVESTMENT OPPURTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

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