



# King's Arms

Ref: 8855995

The Square, Elham, CT4 6TJ

Leasehold: £89,950, Annual Rent: £25,200

Grade II Listed Building

3 bedroom owner's accommodation

15 years left on lease

c.66 internal covers

Landlord may offer a new Free of Tie Lease

Energy Rating C





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## Description

A Grade II Listed village pub in a rural location.

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## Location

The King's Arms is located in Elham, a village in East Kent which is situated nine miles to the south of Canterbury and five miles to the North East of Folkestone in the Elham Valley. The village is in the heart of the North Downs and within the Kent Downs Area of Outstanding Natural Beauty.

There is good road access to the area via both the M20 and A2 or alternatively by train to Canterbury or Folkestone or by the Number 17 Stagecoach bus service which runs along the valley. Eurotunnel and the Port of Dover are also close by (10 and 20 minutes respectively).



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## Internal Details

The pub is split into two areas with the main bar area to the front of the property that can facilitate c.20 covers, whilst the restaurant area is located to the rear with a further c.44 covers.

The commercial kitchen is located to the back of the restaurant area and there is a good-sized cellar below.

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## Fixtures & Fittings

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory.

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## External Details

To the rear is a large trade garden with 60+ covers, and to the side is a courtyard area with a large outbuilding currently used for storage.

At the front of the property is a village car park that can be used by King's Arms customers.

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## Owner's Accommodation

The owners' accommodation is situated above the pub and has three double bedrooms, a bathroom and a large living area.

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## The Opportunity

The business is held on a 21-year recurring Whitbread lease from 2013, which is under the ownership of Enterprise Inns, with a current rent of £25,200.

The pub is tied on two ales and draught lager only and the remaining products are free of tie.

Although the landlord will likely offer a new Free of Tie lease.

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## Staff

The business is currently owner operated with the assistance of part-time and full-time staff.







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### Trading Information

Full trading information will be made available, following a formal viewing.

Loan available via Christie Finance (subject to status). For further information, call 01622 656 000.

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### Trading Hours

The business operates seven days a week:

Monday to Thursday: 11 am - 11 pm.  
Friday & Saturday: 11 am - 12:30 am.  
Sunday: 12 noon - 11 pm.



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### Business Rates

The business rateable value is £18,250.

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### Regulatory

Premises Licence.



