

# THE QUEEN PUBLIC HOUSE

58-62 New Road, South Darenth, Dartford, Kent, DA4 9AR



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**Freehold Public House For Sale**

**Guide Price £550,000**

## The Queen Public House

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### Key Features

- Freehold freehouse
- Two bars, beer garden, cellarge
- Four bedroom private accommodation
- Potential for alternative use (subject to permissions)
- Turnover averages £5,000 per week
- Well established local trade

### Description

The property is a double fronted semi-detached building with rendered elevations under a pitched tiled roof and dating from the late Victorian age.

The pub fronts onto the pavement, has a good sized rear trade patio and garden.

Accommodation is arranged on two principle floors , with trade areas on the ground floor, private accommodation over and with traditional beer cellar at basement level.

Two well appointed bars with central bar servery, traditional hand pumps, cellar access flap. Ladies and Gents toilets located between the bars. Fully equipped beer cellar.



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## Accommodation

### Ground Floor

Saloon bar 56.5 sq m (608 sq ft) with range of bench seating, range of tables and chairs, darts throw area, panelled bar server.

Public Bar 58 sqm (620 sq ft) wood effect flooring, occasional tables and chairs, pool table, AWP machine. Large screen TV seating for 22 customers, occasional tables and chairs.

Ladies cloakroom, quarry tiled flooring, two w/ccubicles, Hand basin, mirror and hand drier.

Gents toilet, quarry tiled floor, separate w/c2 urinal pods, hand basin, hand drier radiator

Storeroom to rear. Large store room with gas boiler, screed floor.8.7m x 3m. 26.1 sq m (280 sq ft). with potential for additional bar area.

### First Floor – Four Bedroom Private Accommodation

Small kitchen, fitted units, gas oven

Master bedroom with en-suite shower room

Three further double bedrooms

Large lounge/diner

Office area

Family bathroom

### Exterior

Rear trade patio/garden paved areas and lawned area with picnic tables and large umbrella style cove. Small private garden.

## Inventory

The trade inventory will be included in the sale. Some personal items may be excluded.

## Business

The pub is run as a traditional wet led freehouse, and has been in the same ownership and management for over 20 years.

Opening hours are

Monday to Thursday	2 pm to 11 pm
Friday and Saturday	12 noon to 11 pm
Sundays	12 noon to 10 pm

We understand that turnover averages £5000 per week, inclusive of VAT. No food is served, except that is provided free of charge Sunday lunch times.

## Rateable Value

The property has a current assessment for business rates of £14,300 RV, therefore most occupiers will benefit from Small Business Rate Relief to the extent of 23.33% discount

## Guide Price £550,000

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## EPC

Being prepared

## Legal Costs

Each side to bear its own legal and professional costs

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## Location

The public house is located in a residential street in the village of South Darenth, some 4.5 miles to the south of Dartford town centre.

South Darenth is part of the parish of Horton Kirby with a population of 3,500 in total. A former Mill located close-by has been converted to over 200 dwellings and also houses four businesses including a Co-op store. The village is located within open country side and close to other villages such as Farningham, Eynsford and Sutton at Hone.

Excellent transport links in the area, Farningham Road railway station is under a mile distant, with trains to London Victoria taking 38 minutes. Ebbsfleet International station is within seven minutes' drive of South Darenth.

The M25/A2 junction is approximately two miles distant and Bluewater shopping centre is approx. 4 miles.

## For all Viewings and Enquiries contact:

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