

PUBLIC HOUSE FOR SALE



Crown Inn, The Street, Stone In Oxney, Tenterden,
Kent TN30 7JN

SP SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS

- Guide price £495,000 'all at'

3,218 sq ft (298.95 sq m)



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Description

Detached period public house with bars, dining room/restaurant, catering kitchen, 2 en-suite letting rooms. Car park, trade gardens including wood fired pizza oven and canopy.

Location

In the village of Stone in Oxney on the edge of the Romney Marsh approximately 7 miles south of Tenterden. Rye 6 miles.

Accommodation

Detached period public house with bars, dining room/restaurant, catering kitchen, 2 en-suite letting rooms. Car park, terrace including wood fired pizza oven and canopy (which are available by separate negotiation).

Main Bar	7.2m x 7.0m
Front Bar	10.6m x 3.6m
Restaurant	7.4m x 7.2m
Catering Kitchen	7.2m x 4.0m

Customer Toilets Ladies, Gents, Disabled

First Floor

External staircase to two letting bedrooms (doubles) with en-suite bathrooms at 2nd floor level

Externally

Paved patio with picnic style tables and benches.
Wood fired pizza oven
Car park

Planning permission has been granted for an extension to the property to provide further letting rooms.

Rateable Value

Rateable Value £14,000.

EPC

The property has been graded as D (84).

Freehold

Guide price £495,000 'all at'.

Terms

Freehold

In accordance with Money Laundering Regulations, we require proof of identity for purchasers.

Legal Costs

Each side to bear its own legal and professional costs

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Viewing/Enquiries

Please contact

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or Joint Agents

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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

