

CHEQUERS

Old Loose Hill, Loose, ME15 0BL



Key Highlights

- Freehold public house investment
- Entire property let to The Tall Guy Limited
- Current rent of £101,084 per annum
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- The property is arranged over ground, basement and two upper floors and extends to 3,703 sq ft
- Lease expires October 2036
- We are instructed to invite offers in excess of £1,300,000 (7.63% NIY) which reflects a capital value of £351 psf
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

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Location

Located in a suburban area of Maidstone 3.2 miles (5.2 kilometres) south of the town centre, 16.6 miles (27.0 kilometres) north east of Royal Tunbridge Wells and 19.7 miles (32.0 kilometres) east of Sevenoaks. Maidstone is in the county town of Kent and is ranked in the top five shopping centres in the south east of England.

The Chequers is situated in the centre of the village surrounded by a number of residential dwellings and the adjacent Loose Stream.

Description

The property comprises the ground, first and second floor of a three storey detached building with painted brick elevations beneath a pitched and hipped roof.

Accommodation

Ground Floor: The ground floor provides an open plan bar and separate dining area to the rear with a central bar servery and seating on loose tables, chairs and bench seating for 70 customers. Ancillary areas include a trade kitchen and customer WC's.

First Floor: The first floor provides manager's accommodation comprising bedroom, bathroom, lounge, kitchen and office.

Second Floor: The second floor provides additional manager's accommodation comprising two bedrooms.

Externally: There is an enclosed patio and garden to the side and rear with seating on loose tables and chairs for 150 customers. There is a garage building comprising the beer cellar.

Virtual Tour

<https://vt.ehouse.co.uk/D96gfc5ukB8>

Tenure

The property is held freehold (Title Number K342022).



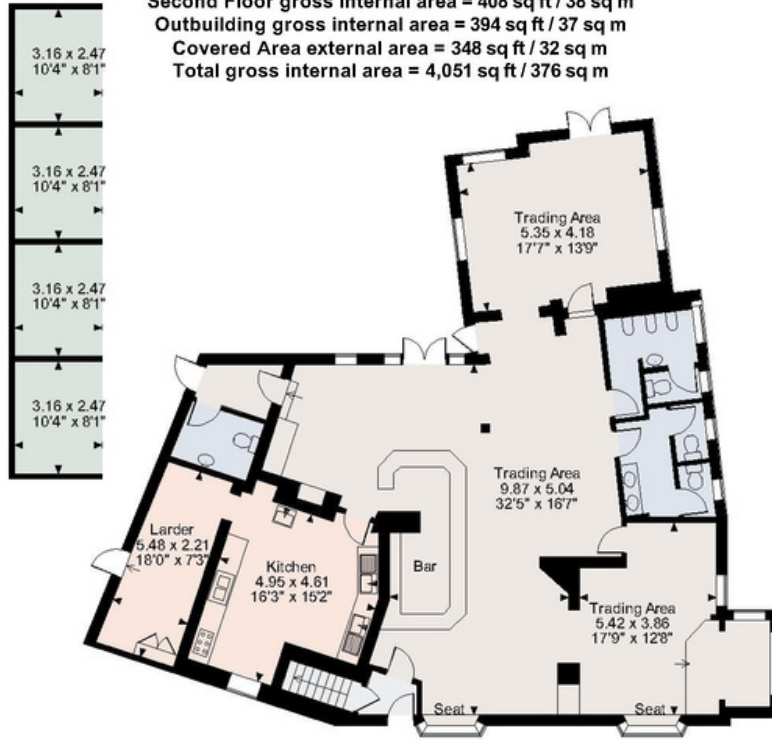
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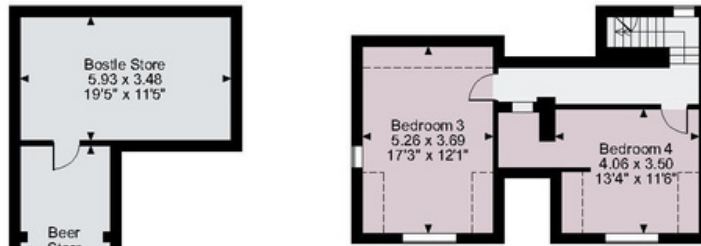
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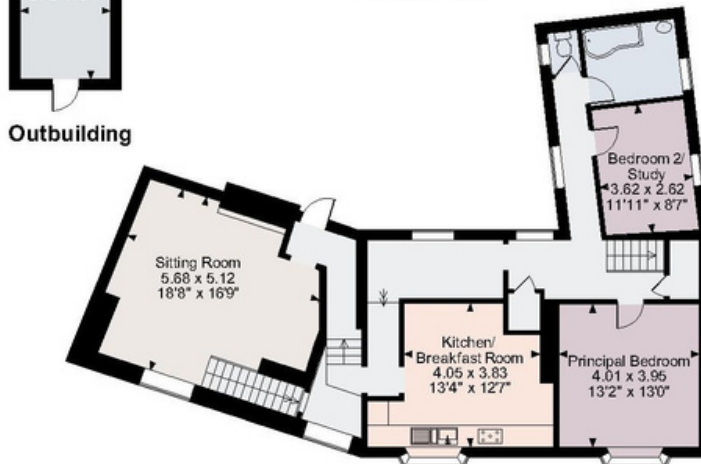
Chequers Loose, Maidstone
 Ground Floor gross internal area = 2,036 sq ft / 189 sq m
 First Floor gross internal area = 1,213 sq ft / 113 sq m
 Second Floor gross internal area = 408 sq ft / 38 sq m
 Outbuilding gross internal area = 394 sq ft / 37 sq m
 Covered Area external area = 348 sq ft / 32 sq m
 Total gross internal area = 4,051 sq ft / 376 sq m



Ground Floor



Second Floor



Outbuilding

First Floor

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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Tenancy

The entire property is let to The Tall Guy Limited on a 20 year lease from 21 October 2016 at a current rent of £101,084 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (which do not apply in the open market review year). A rent deposit of £24,857 and a repair and maintenance fund of £1,153 is held by the landlord.

Planning

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

Data Room

https://sites.savills.com/tavernportfolio/en/page_171176.php

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 that the purchasing entity is VAT registered.

EPC

B-50.

Fixtures & Fittings

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

Terms

We are instructed to invite offers in excess of £1,300,000 (7.63% NIY) assuming the usual purchasers costs which reflects a capital value of £351 psf.

Money Laundering

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

Viewings & Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.



Contact

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