

THE OLD BREWERY TAVERN

STOUR STREET, CANTERBURY, CT1 2NR

CHARACTERFUL PUB AVAILABLE TO LET IN THE CATHEDRAL CITY OF CANTERBURY

savills

THE
OLD BREWERY
TAVERN

Bode
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← County Restaurant
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The Old Brewery Tavern →

JEWRY LANE

COFFEE
SHOP
→
- SNACKS -
- BREAKFAST -
- TEA -
- COFFEE -



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HIGHLIGHTS INCLUDE:

- Characterful pub in Canterbury city centre
- Located just off the High Street comprising a mix of national and independent operators
- Ground floor bar servery with interlinking snug areas
- Dedicated restaurant with well equipped theatre kitchen
- Benefit of a 2am licence Monday - Sunday
- Available by way of a new lease with rental offers invited in excess £50,000 per annum.

LOCATION

Canterbury is a cathedral city and UNESCO world heritage site in Kent located 16 miles north west of Dover and 40 miles north east of Royal Tunbridge Wells. The city is known for its medieval history and has a population of approximately 160,000 residents. The city benefits from good transport links including Canterbury East & West railway stations providing direct links into central London. The Old Brewery Tavern fronts Stour Street to the rear of the Abode Hotel which occupies a prominent corner position fronting the High Street and Stour Street.

DESCRIPTION

The Old Brewery Tavern is a characterful pub/restaurant arranged over ground and first floor. The ground floor comprises a bar servery with interlinking bar and snug areas, dance floor with DJ booth, restaurant area with remote controlled glass roof windows and theatre kitchen, commercial kitchen with wash/prep area, dry store, beer cellar, accessible WC and a cleaner's cupboard. The first floor comprises customer WC's. The property sits on a plot size of approximately 0.1 of an acre.

FLOOR AREAS

The property has the following approximate gross internal floor areas;

	Sq M	Sq Ft
Ground Floor	352	3,788
First Floor	54	585
Total	406	4,373



The Old Brewery Tavern, Canterbury
Ground Floor gross internal area = 3,788 sq ft / 352 sq m
First Floor gross internal area = 585 sq ft / 54 sq m
Total gross internal area = 4,373 sq ft / 406 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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TENURE

Leasehold.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol at the following times:

- Monday - Sunday: 08:00 - 02:00

TRADING

The premises are currently closed for trading.

RATEABLE VALUE

Following completion, the rateable value for the premises will need to be assessed as it is currently included within the assessment for the Abode Hotel.

EPC

B-42.

PLANNING

We understand the property is not Grade II Listed (the Abode Hotel is Grade II Listed) but is located within the Canterbury Conservation Area.



FIXTURES AND FITTINGS

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Lessor and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

VAT

VAT will be applicable on the sale of this property.

SERVICES

We are verbally advised that all mains services are connected to the property.



VIEWINGS

The property is currently closed and all viewings must be arranged through the sole selling agents Savills.

TERMS

Available by way of a new lease with terms to be agreed. Rental offers in excess of £50,000 per annum are invited.

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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