



**FORDWICH ARMS
KING STREET, CANTERBURY
CT2 0DB**

**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills



FORDWICH ARMS, KING STREET, CANTERBURY, CT2 0DB

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to DTSN Limited
- Michelin starred pub operated by Daniel and Natasha Smith
- Current rent of £68,000 per annum
- Lease expires March 2038
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,070,000 (6.0% NIY)**

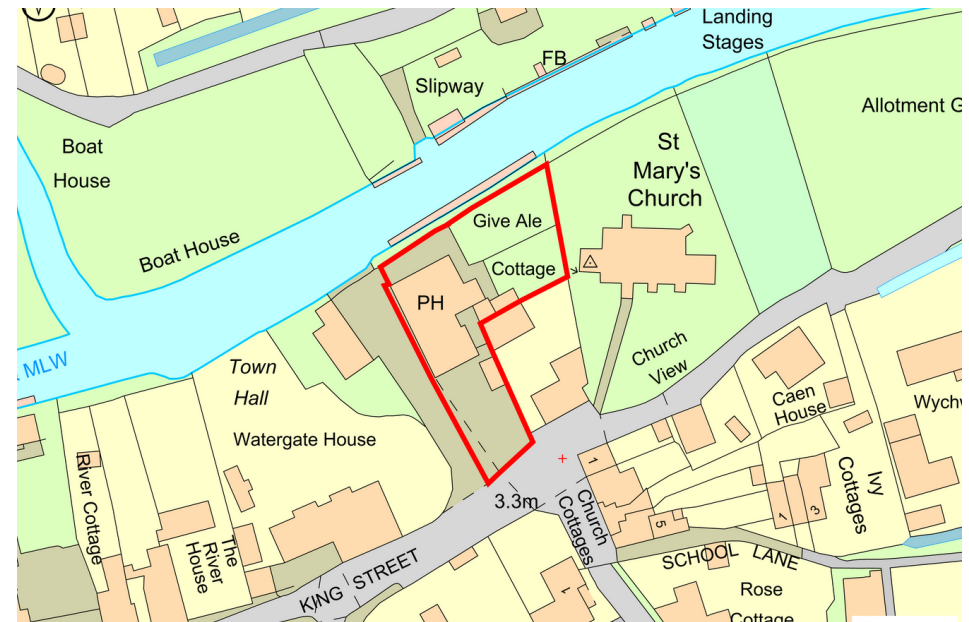
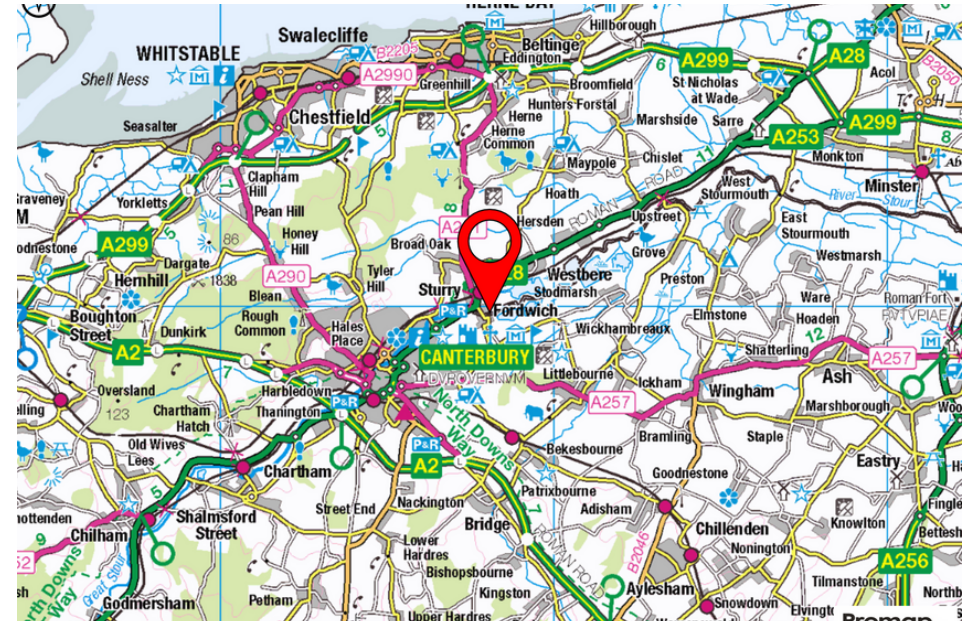
LOCATION

Located in the market town of Fordwich in Kent, 2.4 miles (3.9 kilometres) northeast of the cathedral city of Canterbury, 36.6 miles (58.9 kilometres) to the east of Royal Tunbridge Wells and 56.0 miles (90.1 kilometres) southeast of London.

The Fordwich Arms is situated fronting King Street and The Great Stout River in a predominantly residential area. The property is adjacent to the town hall and Church of St Mary the Virgin.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with exposed brick elevations beneath a pitched and hipped roof.



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a central bar servery in the front room and dining room to the rear with seating for approximately 50 customers. Ancillary areas include a trade kitchen, beer cellar and customer WCs to the rear.

First Floor: The first floor comprises private living accommodation providing lounge, kitchen, three bedrooms, bathroom, WC and office.

Externally: Customer patio and lawn to the rear overlooking the river with seating for 69 customers. Parking to the front for 12 vehicles.

TENURE

The property is held freehold (Title Number K825764).

TENANCY

The entire property is let to a DTSN Limited on a 20 year lease from 28 March 2018 at a current rent of £68,000 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £15,781 is held by the landlord.

PLANNING

The property is not listed however, it is situated within Fordwich Conservation Area.

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 the purchasing entity is VAT registered.



EPC

C-61

TERMS

We are instructed to invite offers in excess of £1,070,000 (6.0% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

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

MONEY LAUNDERING

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



FORDWICH ARMS, KING STREET, CANTERBURY, CT2 0DB

savills

VIEWINGS

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.

STUART STARES

07807 999 841
sstares@savills.com

JACK PHILLIPS

07866 203 540
jack.phillips@savills.com

