

GEORGE & DRAGON

29 HIGH STREET, HEADCORN
TN27 9NL

FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE

savills



The George & Dragon
1808 + Country Pub

WELCOME TO THE
GEORGE & DRAGON

MENU

Sunday ROAST

Bill's Village T

OUTSIDE GARDEN

Bill's Village T

GEORGE & DRAGON, 29 HIGH STREET, HEADCORN, TN27 9NL

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to PBD Group Limited
- Property arranged over ground and first floor with three en-suite apartments
- Town centre location
- Current rent of £45,000 per annum
- Lease expires March 2033
- The rent is subject to five yearly open market reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £600,000 (7.1% NIY)**

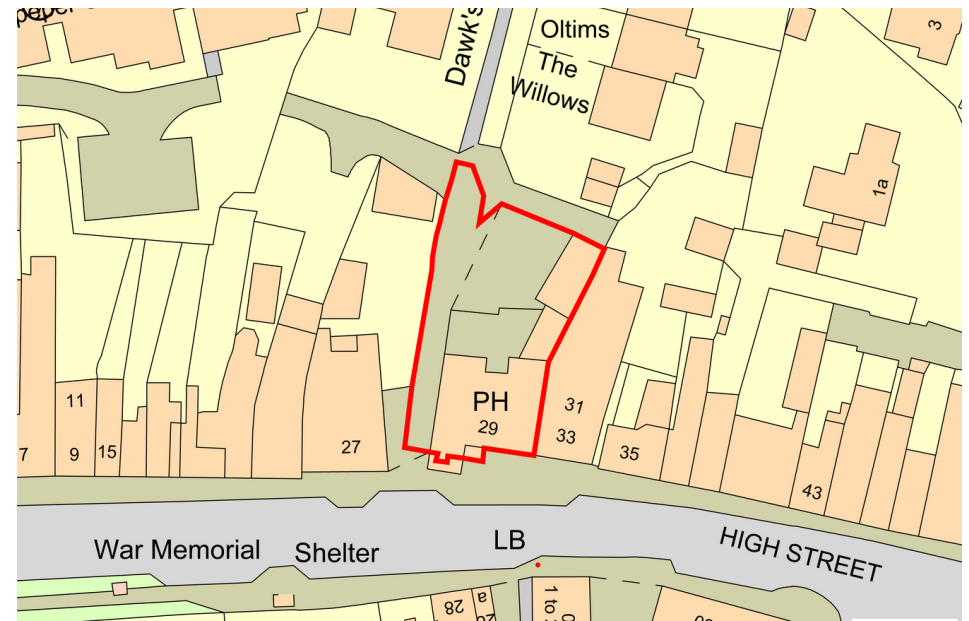
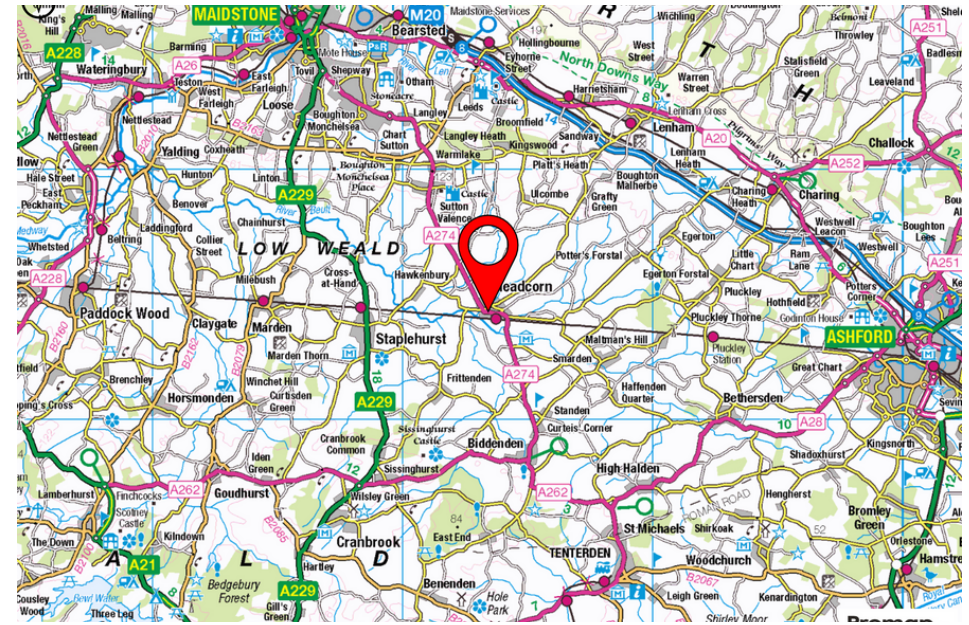
LOCATION

Located in the village of Headcorn in Kent, 8.2 miles (13.2 kilometres) south of Maidstone, 11.0 miles (17.7 kilometres) west of Ashford and 20.6 miles (33.0 kilometres) east of Tunbridge Wells.

The George & Dragon is situated fronting Station Road within a mixed commercial and residential area. Local occupiers include Costa Coffee and Sainsbury's alongside a number of independents and Headcorn Station 400 metres to the east.

DESCRIPTION

The property comprises the ground and first floor of a two storey end of terraced building with part rendered and painted brick elevations beneath a multi pitched tile roof.



ACCOMMODATION

Ground Floor: The ground floor provides a front and rear trading area with a central bar servery and seating for 62 customers. Ancillary areas include a trade kitchen, beer cellar and customer WCs to the side and rear. There is a function room in detached barn to rear.

First Floor: The first floor provides an office and three self-contained en-suite apartments each containing a bedroom, bathroom and living room/kitchen.

Externally: Customer patio to the rear with seating for 60 customers.

TENURE

The property is held freehold (Title Number K821296).

TENANCY

The entire property is let to PBT Group Limited on a 20 year lease from 20 March 2013 at a current rent of £45,000 per annum which is subject to five yearly open market reviews with the next review in August 2029. A rent deposit of £11,207 is held by the landlord.

PLANNING

The property is not listed however, it is situated within Headcorn 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

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TERMS

We are instructed to invite offers in excess of £600,000 (7.1% 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.



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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

