

# THE CHEQUERS

61-63 HIGH STREET

AYLESFORD

ME20 7AY

VACANT PUBLIC HOUSE IN AYLESFORD  
AVAILABLE FOR SALE OR TO LET

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# THE CHEQUERS, 61-63 HIGH STREET, AYLESFORD, ME20 7AY

## HIGHLIGHTS INCLUDE:

- Characterful village public house available For Sale or To Let
- Grade II\* Listed
- Busy high street location in Aylesford
- Arranged over ground, basement and two upper floors extending to 4,438 sq ft
- Attractive rear trade terrace overlooking the River Medway
- Offers are invited in the region of £950,000 for our client's freehold interest with vacant possession
- Guide rent of £75,000 per annum for a new free of tie lease

## LOCATION

Aylesford is a village within Kent located approximately 18 miles north west of Royal Tunbridge Wells and 33 miles south east of London. The village benefits from good transport links with the M20 motorway and Aylesford railway station being located nearby.

## DESCRIPTION

The Chequers is a Grade II\* Listed terraced building fronting the High Street and is arranged over ground, basement, first and second floors beneath a pitched and hipped tile roof. There is an external trade garden to the rear which overlooks the River Medway.

## ACCOMMODATION

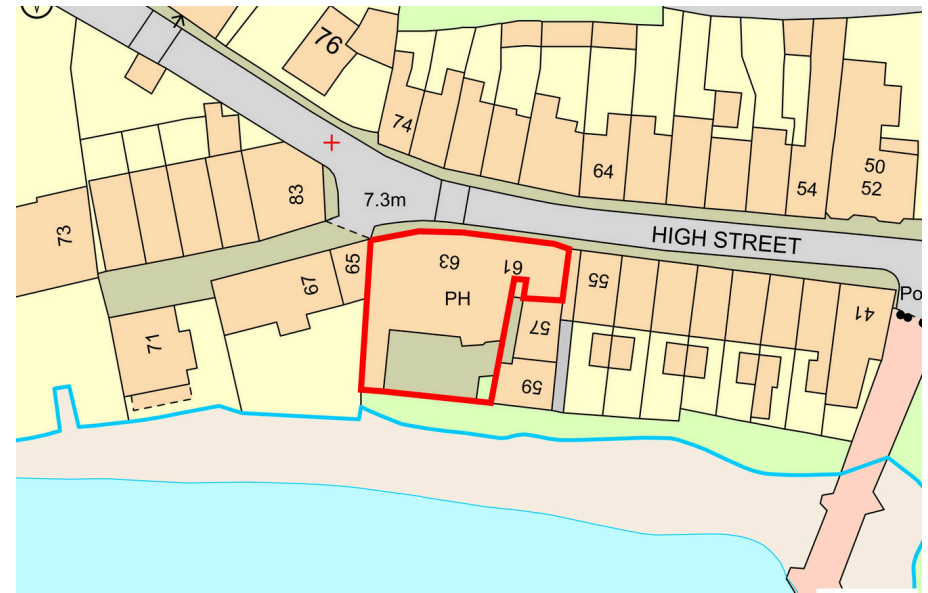
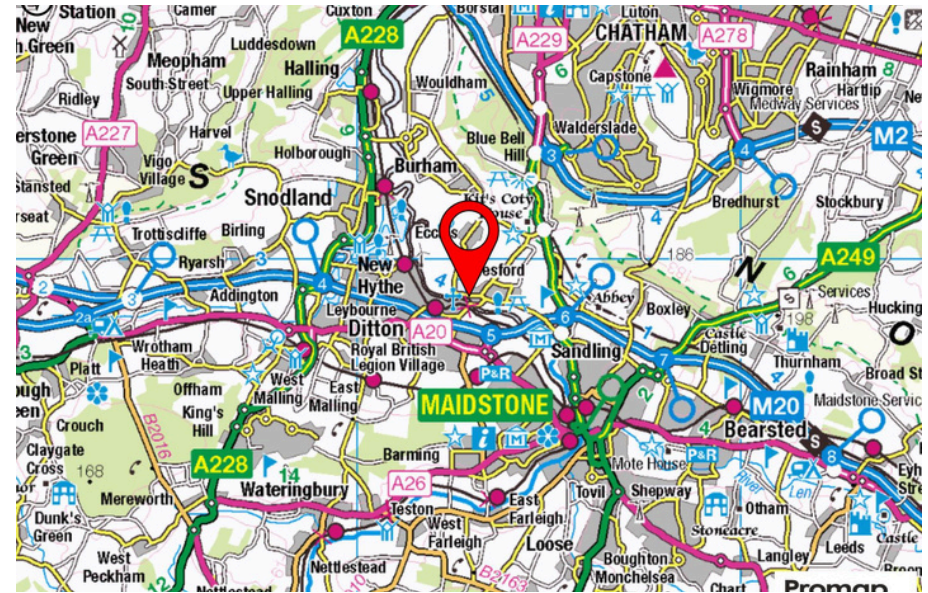
**Ground Floor:** The ground floor provides an open plan trading area with a single bar servery to the right rear and seating on loose tables and chairs for 58 customers. The customer toilets are located to the left rear. There is a small prep kitchen to the left of the main entrance with a dumb waiter to first floor.

**Basement:** Cellar and stores.

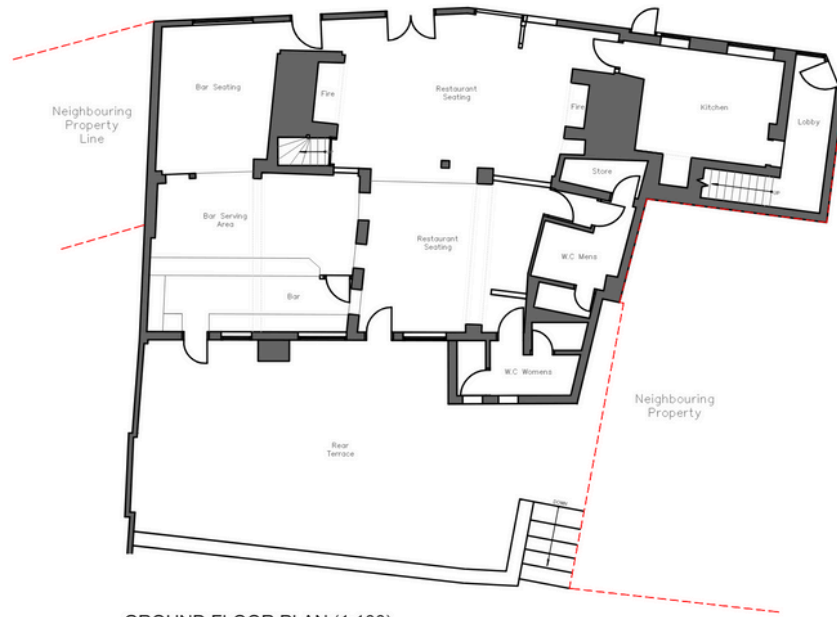
**First Floor:** The first floor comprises two storage rooms with a dumb waiter to ground floor, an office, trade kitchen, prep area, dry store and toilet with a shower.

**Second Floor:** The second floor comprises five rooms.

**Externally:** Externally there is an enclosed beer garden to the rear that overlooks the River Medway with seating on benches for 88 customers.



# FLOOR PLANS



GROUND FLOOR PLAN (1:100)



FIRST FLOOR PLAN (1:100)

Element	Sq M	Sq Ft
Ground	151.7	1,633
Basement	28.1	303
First	134.3	1,446
Second	98.1	1,056
<b>Total</b>	<b>412.2</b>	<b>4,438</b>



SECOND FLOOR PLAN (1:100)



## TENURE

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The property is held freehold (Title Number K823167).

## RATEABLE VALUE

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2023 Rateable Value - £12,300.

## EPC

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C-63

## PLANNING

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The property is Grade II\* Listed and is situated within the Aylesford Conservation Area.

## LICENSING

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The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol daily between 10:00 - 00:00.

## FIXTURES & FITTINGS

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The fixtures and fittings can be included by way of separate negotiation.

## TERMS

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Offers are invited in the region of £950,000 for our client's freehold interest with vacant possession. Guide rent of £75,000 per annum for a new free of tie lease.

## VAT

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VAT will be applicable.

## MONEY LAUNDERING

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

## VIEWINGS

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For all viewing requests please contact the sole agents Savills.



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