



## The Vine Inn

Ref: 8856060

High Street, Goudhurst, TN17 1AG

Freehold: OIEO £425,000

Beautiful Grade II Listed pub

Set in the centre of Goudhurst

Ground floor bar and restaurant areas

First floor dining/function rooms

Potential for letting rooms

EPC Exempt





The property is a beautiful attached Grade II Listed two storey property of brick and timber framed construction, with mainly colour-washed brick elevations to the ground floor and white painted weatherboarding to the first floor.

The Vine Inn has been the focal point of the village since the early 1600's and is named after the great vine rooted at the rear of the pub.

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### Location

The Vine Inn is located right in the heart of the beautiful Wealden village of Goudhurst on a bold plot on one of the four corners of the main crossroads in the centre of the village. Goudhurst is conveniently situated to neighbouring villages such as Lamberhurst, Sissinghurst and Hawkhurst, as well as the towns of Cranbrook and Tunbridge Wells.

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### Ground Floor

There are two entrances into the pub at the front, leading into the trading areas. There is a main bar area with bar servery, tables and chairs for customers to either eat or drink. To one side there is another bar area with bar server, stools for seating by the bar and tables and chairs, again for drinking or dining guests. There is also a secondary dining room, ideal for private parties, with seating for 15 or more. Ladies, gents and disabled toilets.

The property enjoys the benefit of a large commercial kitchen with separate prep area and walk-in cold room. These areas are fully equipped with commercial stainless steel equipment.  
Lower ground floor cellar.

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### Other Floors

On the first floor there is a room that can either be used as a private dining room for up to 16, or as a comfortable lounge area. Then there is the 'Assembly Hall', a spacious feature room that can be used as a further dining area for up to 45, or as a function room. Office.



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### Fixtures & Fittings

All trade fixtures are included in the asking price.







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### Owner's Accommodation

Located on the first floor there is currently staff or owners accommodation, comprising of two bedrooms, kitchen and bathroom.

It is felt that this area, combined with the other current trading areas on the first floor could provide some very attractive letting accommodation, as it has done so in the past, should anyone wish to do so.

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### The Opportunity

Having purchased the pub from Christie & Co in 2016, the owners have now decided to sell The Vine Inn to allow someone new to take the business to its next stage.

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### Business Rates

The rateable value for the property from 1 April 2023 is £24,500. This is not what you will pay in business rates, but the Local Authority uses the rateable value to calculate what business rates are payable.



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### External Details

To the front of the property there is a hard landscaped garden area, with space for about nine large tables. A feature of the front garden is the very attractive mature Olive tree.

At the rear of the property there is a further outside trading space, laid to decking and hard landscaping, with room for six or seven table's. The feature in this area is the old Vine.

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### Trading Information

The business is currently closed, but trading information during the current owners tenure can be made available to interested parties following a formal viewing.

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### Regulatory

The property has a Premises Licence.







## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Keith Bridgen

Business Agent - Pubs & Restaurants

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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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