



The Wat Tyler

Ref: 8856078

80 High Street, Dartford, DA1 1DE

Leasehold: £69,995, Annual Rent: £48,000

- Town centre location
- 15-year free of tie lease
- Traditional wet led bar
- 4 letting rooms
- Owner's studio
- Energy Rating C



The Wat Tyler is a Grade II Listed, two-storey property with white rendered elevations under a pitched tiled roof and single storey rear extension.

Location

Occupying a prominent position in the centre of Dartford, being 18 miles southeast of Central London, and is situated adjacent to the London Borough of Bexley to the West.

The town is now a busy multi-cultural residential location. Its popularity is helped by the High Speed trainline making London less than 30 minutes away. It remains a busy commercial centre with plenty of independent operators and offices. The town's population is circa 116,000 residents.

Internal Details

The main pub is served by a single bar servery and has many traditional features with exposed timberwork. There is a variety of traditional tables and chairs with benches and stools. Stairs lead up to a snug area. Public areas bar (60). Ladies and Gents WCs. First floor kitchen. Storage facilities and ground floor store room.



Letting Accommodation

Four double letting rooms.

Owner's Accommodation

Within the roof space is a one bedroom studio with en suite facilities and a small kitchenette.

Fixtures & Fittings

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory.

External Details

To the side of the pub there is pavement seating (12).



The Opportunity

The current owner has operated the business under management and is now looking to sell in order to focus on other ventures, offering a great opportunity for a new operator to take full advantage of its location.

We thoroughly recommend a viewing to fully appreciate this opportunity.

Trading Information

Trading information will be supplied following a formal viewing.

Business Rates

Current rateable value (1 April 2023 to present) - £16,100.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Staff

The business is predominantly staff run with a manager and a complement of full time and part time casual staff.

Trading Hours

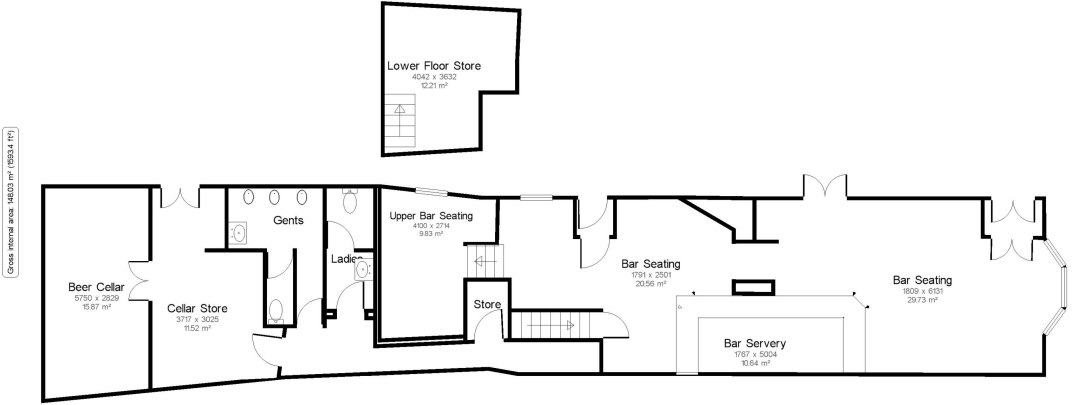
The business operates seven days a week.

Monday to Thursday & Sunday: 11am - 11pm

Friday & Saturday: 11am - 1am

Regulatory

Premises Licence.



These drawings have been made to assist the property owner in their compliance with the Building Regulations. They are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

DO NOT SCALE THE DRAWINGS

Drawing Key

Rev	Date	Amendments

BakerLie
 Tel: 01454 678005
 info@bakerlie.com
 www.bakerlie.com

Project

Floor Plans
Walt Tylar Pub 30 High Street Oxford OX1 1DE
Drawing No: 8888-20-JUL-24
Drawing Title: Floor Plan
Drawing Date: 2024
Drawing Size: A1



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

M:+44 7732 601 751

E:keith.bridgen@christie.com

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