



# The Maypole Inn

Ref: 8856081

The Street, Borden, Sittingbourne, ME9 8JN

Leasehold: £75,000, Annual Rent: £36,830

Traditional village pub

8 years remaining on a part tied lease

Customer car park

50 cover restaurant

Large trade garden with child play area

Owner's accommodation. Energy Rating D

*Part tied lease with 8 years remaining*



The Maypole is an 18th Century two storey property with white rendered elevations under a pitched tiled roof.

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### Location

Borden is a rural village with a history dating back to the 12th Century. The Maypole Inn is situated at the heart of Borden village along with the Grade I listed Church which was commissioned around 1210.

The village benefits from a primary school, village hall and recreation ground which is home to Borden village football club. Hamlets within the parish include Chestnut Street, Danaway Hearts Delight and Oad Street. The village offers easy access of motorway networks to London and the Kent Coast.

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### Internal Details

The main pub is served by a bar servery and has many traditional features, a variety of traditional tables and chairs with three wood-burning stoves, a separate circa 50 cover restaurant area, Ladies' and Gents' WCs. Commercial kitchen with full extraction and beer cellar.



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### Fixtures & Fittings

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

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### Owner's Accommodation

Two double bedroom studio with kitchenette.

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### External Details

Outside seating (circa 100) with a large trade garden and children's play area. Customer car park for 30 cars. Storage barn with potential for holiday lets, subject to obtaining the necessary planning consents.

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### Staff

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

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### The Opportunity

Our client has owned the business for 18 years and is now looking to sell in order to retire, offering a great opportunity for a new operator to take full advantage to increase revenues by offering evening food.

We thoroughly recommend a viewing to fully appreciate this opportunity.



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### Trading Information

Year ending 30 March 2024:  
Turnover: £345,000  
Gross Profit: 56%  
Wage cost: 15%

Further information will be supplied following a formal viewing.

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### Business Rates

Current rateable value (1 April 2023 to present) is £12,000.

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.



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### Trading Hours

The business operates seven days a week.

Monday to Saturday: 12-11pm  
Sunday: 12-8pm

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### Regulatory

Premises Licence.



# The Maypole Inn The Street, Borden, Sittingbourne, ME9

Approximate Area = 2630 sq ft / 244.3 sq m

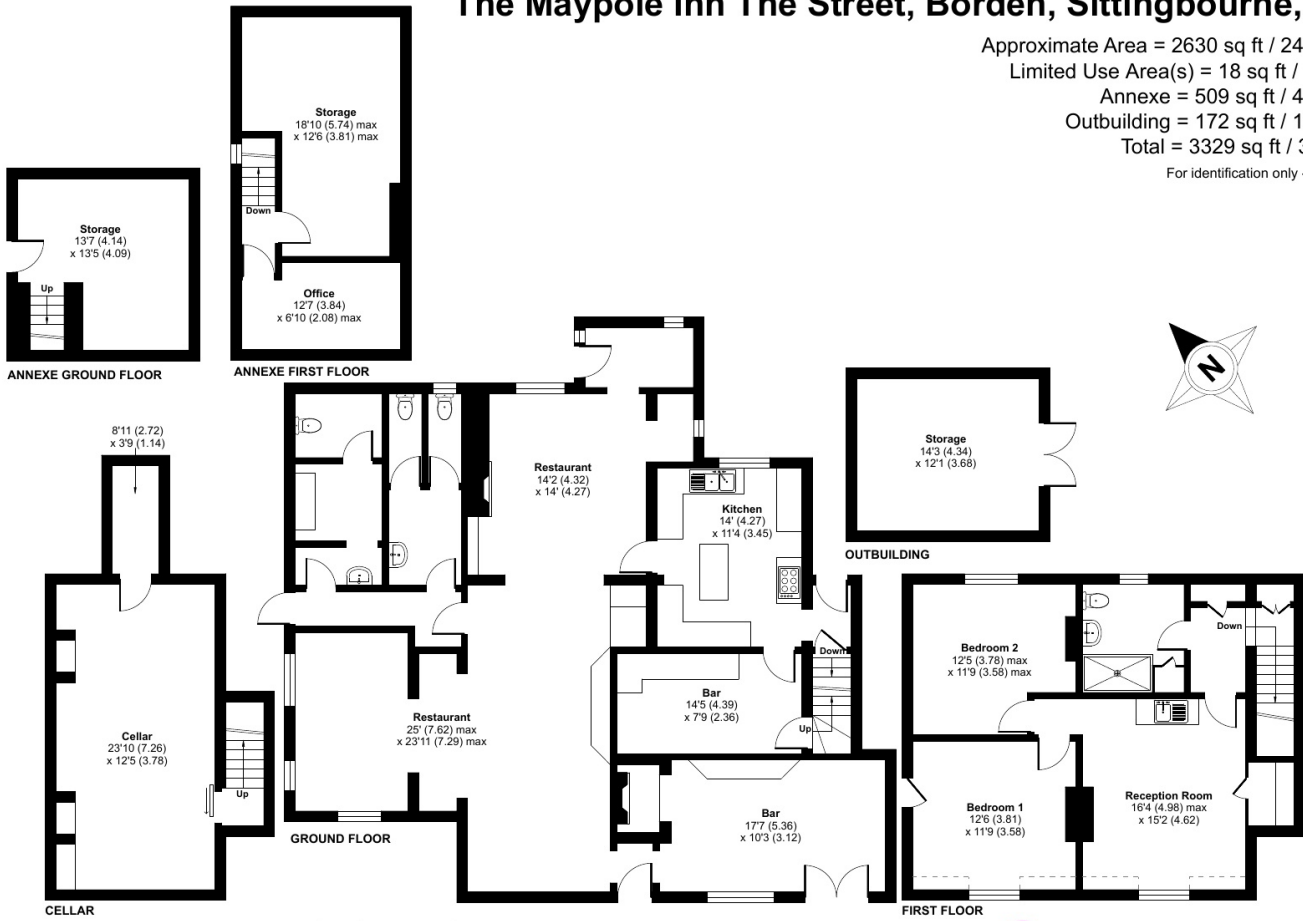
Limited Use Area(s) = 18 sq ft / 1.6 sq m

Annexe = 509 sq ft / 47.2 sq m

Outbuilding = 172 sq ft / 15.9 sq m

Total = 3329 sq ft / 309 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Christie Owen & Davies Plc. REF: 1138373





## 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

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