



## Three Horseshoes

Ref: 8856079

### The Pound, Knockholt, Sevenoaks, TN14 7LD

Leasehold: £150,000, Annual Rent: £60,000

Traditional public house in village setting

Public bar (40), restaurant (54), bar (30)

Beer garden/outside bar/stage area

Car park (25).

6-bedroom owner's accommodation

Excellent opportunity for destination venue. Energy Rating D

*New free of tie 10-year lease*



---

## Location

Located in the picturesque village of Knockholt, approximately two miles from the south eastern section of the M25 (Junction 5) and the M26 and five miles to the north west of the affluent town of Sevenoaks. The business is situated in an area known as The Pound, at the junctions of Pound Lane, Harrow Road, Knockholt Main Road and Chevening Lane. The immediate area comprises residential housing with Knockholt mainline station approximately two miles away.

---

## Description

Detached three-storey property of brick construction with painted elevations to the front under a pitched slate tiled roof.

---

## Internal Details

Ground floor public bar, open plan trading area (40) with bar servery and access to the rear beer garden. Ladies and gents WCs. Restaurant and bar, formal table seating (54) and lounge style bar seating (30). Separate bar servery linking to the public bar and rear ancillary space which is currently used for storage and coffee making. To the side of the restaurant is a fitted commercial kitchen with additional larder and storage space.

Basement beer cellar and storage and rooms.



---

## Staff

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

---

## External Details

Large public beer garden, covered smoking area, covered area outside (c.100), bar and covered stage (c. 11,500 sq ft). Car park (25 parking spaces).

### Agent's Note:

The additional attached buildings to the main structure include a single storey pitched roof triple space garage (not included in the sale). The sellers are in the process of obtaining planning consent to convert this into residential dwellings.



---

## Fixtures & Fittings

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



---

## Owner's Accommodation

First floor:

Three bedrooms, lounge/dining room, kitchen, bathroom and separate WC.

Second floor:

Attic conversion is currently set up as three bedrooms.

---

## The Opportunity

The owners are selling after many years in hospitality and are now looking for a better work/home life balance.

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) £13,900.

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.



---

### Trading Hours

Monday - Thursday: 12–10pm  
Friday & Saturday - 12–11 pm  
Sunday - 12–8pm

---

### Tenure

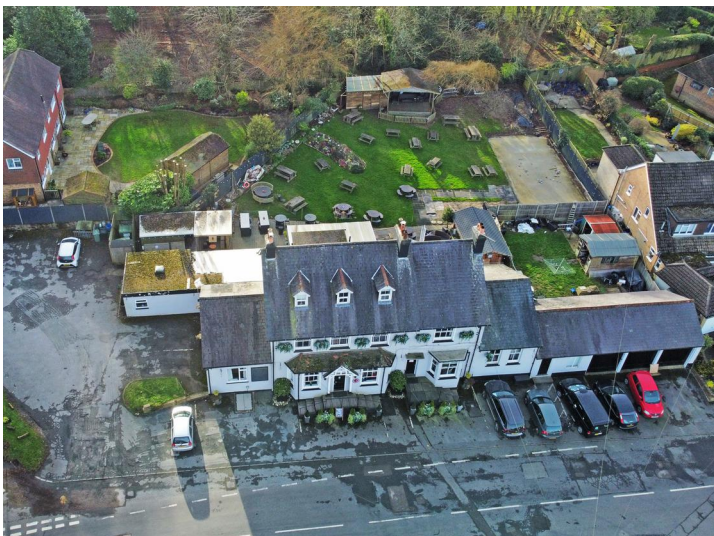
New free of tie 10-year lease.

---

### Regulatory

Premises Licence.





Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, BakerLife Compliance does not warrant or guarantee the accuracy of any area, dimension or measurement shown and hereby accepts no responsibility for any errors or omissions. The drawings are provided as a guide only and are not intended to be used for any legal or financial purposes. These plans are for information only and do not constitute an offer of any service. BakerLife Compliance is not responsible for any loss or damage caused by reliance on these plans. The drawings are provided as a guide only and are not intended to be used for any legal or financial purposes. These plans are for information only and do not constitute an offer of any service. BakerLife Compliance is not responsible for any loss or damage caused by reliance on these plans.

DO NOT SCALE THE DRAWING

Drawing Key

Rev	Date	Amendments

TEL: 01954 678005  
 INFO@BAKERLIFE.COM  
 WWW.BAKERLIFE.COM

Project

Floor Plans

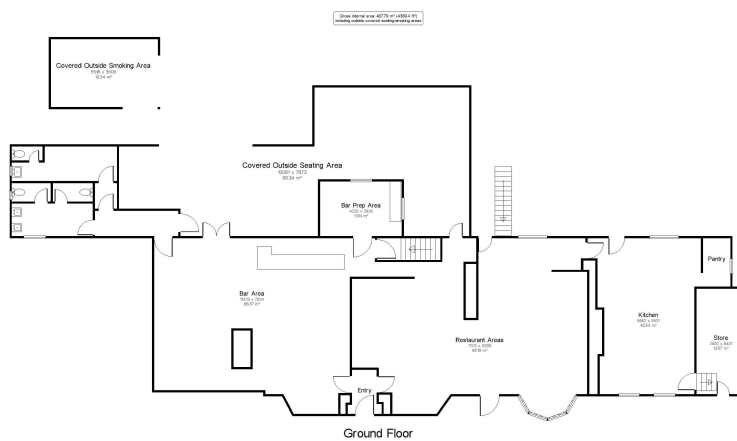
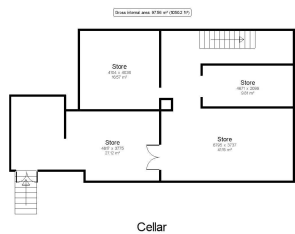
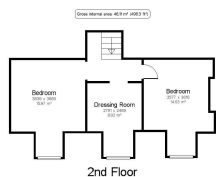
The Three Horseshoes  
 The Point, Main Rd  
 Kincobric  
 Sarnborough  
 TN14 7LD

Drawing No: 8888-20-JUL-20

Drawing Title: Floor Plan

Drawing Date: 2023

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