

# Stafford Perkins

CHARTERED SURVEYORS

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## The Honest Miller Public House, Brook, Nr Ashford, Kent, TN25 5PG



Library picture

### VILLAGE PUB AND DESTINATION RESTAURANT IN PICTURESQUE RURAL SETTING

#### **FREE OF TIE - FOR SALE or TO LET**

- Free of tie with new 15 to 20 year lease available
- Flexible 3 bedroomed living accommodation over
- Generous car parking for 30 cars
- Good sized beer garden
- 40-50 cover restaurant with servery
- Well-appointed kitchen and cellarge

**GUIDE PRICE FREEHOLD - £500,000**

**GUIDE RENTAL: £45,000 to £55,000**

STAFFORD PERKINS

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These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

The Honest Miller Public House is located on the south-eastern side of The Street, the main thoroughfare in Brook, which is located 4½ miles north east of Ashford. It lies just south of the historic Pilgrims Way as it runs between Wye and Canterbury and would be an ideal stopping off point for walkers and cyclists using this popular tourist route, as well as potentially becoming a favourite 'local' for the new homes being built at Hinxhill and Willesborough nearby. Brook itself is a village of some 300 inhabitants with a popular village school and active community.

Ashford, the closest town, is one of Kent's designated growth centres currently having a population of 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This Grade II Listed building dating back to 1609, currently provides approximately 1,700 sq ft of accommodation on the ground floor. A new internal and external layout for the accommodation is planned (plans available on our website or by request), and at this early stage some flexibility can be offered in the design; a revised kitchen and WC layout is envisaged. The current configuration is as follows:- The main bar is currently just over 1,000 sq ft with a rear kitchen of a little under 300 sq ft and a cellar store of 100 sq ft or so with a similar size scullery. In addition, there are ladies and gents' WC facilities and further storage accommodation. The first floor currently comprises a 3-bedroom manager's flat having additional kitchen, bathroom and lounge along with some generous eaves' storage; this gives many options for future flexibility. Externally there is car parking for approximately 30 cars and a reasonably sized beer garden capable of being extended.

## ACCOMMODATION

### Ground Floor

Main bar	1,057 sq ft
Kitchen	266 sq ft
Cellar room	103 sq ft
Scullery	93 sq ft
Store	99 sq ft
Plus ladies and gents' WCs	



## SERVICES

All mains services are connected to the premises.

## BUSINESS RATES

The premises are currently assessed at a rateable value of £13,750, the uniform business rate multiplier for the current year being 49.9p. It is probable that an element of Small Business Rate Relief will be available to potential occupiers.

## TERMS

Freehold offers are being sought in the region of £500,000 for the pub, car park and gardens currently in situ.

Given the many options available incorporating the proposed refurbishment, interested parties are invited to put forward rental offers in respect of the annual rent in conjunction with any premium they feel appropriate, dependent on level of investment needed. A guide rental price of £45,000 to £55,000 is being sought.

## ENERGY PERFORMANCE CERTIFICATE

The premises have been awarded a Band C (57 points) EPC. Full certificate and recommendation report are available on request.

## VIEWING

Strictly by appointment through Stafford Perkins – 01233 613900