

# STAG

CANTERBURY ROAD CHALLOCK,  
ASHFORD, TN25 4BB

**FREEHOLD PUBLIC HOUSE  
INVESTMENT FOR SALE**

**savills**





# STAG, CANTERBURY ROAD, CHALLOCK, ASHFORD, TN25 4BB

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to B Road Hunting Club Limited
- Property arranged over three levels: basement, ground and first floors
- Recent tenant investment
- Site extending to 1.307 acres
- Current rent of £87,024 per annum
- Lease expires January 2043
- The rent is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 5% (except in the open market review year)
- **We are instructed to invite offers in excess of £1,050,000 (7.83% NIY)**
- Business unaffected by sale

## LOCATION

Located in the village of Challock in the county of Kent, 6.7 miles (10.7 kilometres) north of Ashford and 11.1 miles (17.8 kilometres) south west of Canterbury.

The Stag is situated fronting the roundabout at the intersection between Canterbury Road (A252) and Buck Street (A251) in a mixed residential, commercial and rural area. Directly opposite the Stag is the Crossroads Motor car dealership

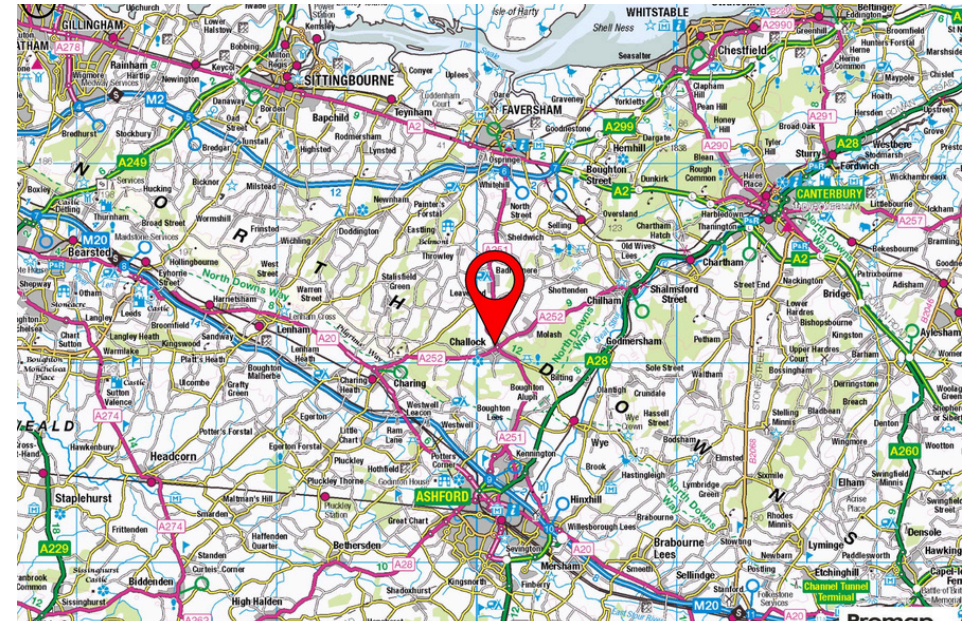
## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached building with painted brick and hung tiled elevations beneath a pitched and hipped roof.

## LINKS

[GOOGLE STREET VIEW](#)

[BIRDS EYE VIEW](#)



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an open plan trading area with a central bar server and seating on loose tables, chairs and bench seating for 48 customers. There is a separate restaurant area with further seating for 44 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

**First Floor:** The first floor comprises the managers accommodation comprising office, dry store, two bedrooms, bathroom and kitchen.

**Basement:** The basement provides a cellar and stores.

**Externally:** There is an enclosed customer area to the rear with seating on loose tables and chairs for 144 customers. There is parking to the rear for 50 vehicles.

## TENURE

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The property is held freehold (Title Number K825975).

## TENANCY

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The entire property is let to B Road Hunting Club Limited on a 20 year lease from 16 January 2023 at a current rent of £87,024 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 5% (except in the open market review year). A rent deposit of £20,851 is held by the landlord.

## PLANNING

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The property is not listed or situated within a conservation area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

D - 86

## TERMS

We are instructed to invite offers in excess of £1,050,000 (7.83% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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