



The Fox

85 Hartnup Street, Maidstone, Kent, ME16 8LT

Leasehold Nil Premium

- Located in residential area of Maidstone
- Stone-built end-of-terrace public house
- Single bar operation (30-40)
- Four bedroom accommodation
- Large rear garden and decking (70-80)
- Available on a new free-of-tie lease

Ref: 37496

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LOCATION

The Fox is located in Barming, a residential area of Maidstone, the county town of Kent. This large town lies approximately 32 miles south east of London, 9 miles south of Rochester and 12 miles north east of Tonbridge. It is positioned in a suburban situation approximately 1.5 miles west the town centre. Maidstone boasts a population in the region of 110,000 residents and is centred around a bustling town centre which houses three large shopping centres (The Mall, Fremlin Walk, Royal Star Arcade), as well as the River Medway. Barming benefits from being a short distance from Maidstone hospital as well as a number of out-lying retail parks.

Maidstone lies on the M20, providing fast motorway services to the London via the M25 and M26, Ashford and cross-channel services from Folkestone and Dover. Also a short drive to the north of Maidstone is the M2 motorway providing road access to north and east Kent as well as south east London. Mainline railway services are available from three stations within Maidstone and East Farleigh, a short drive to the south of the property, provides services into central London and the wider Kent area in less than one hour. This residential suburb is serviced by a number of local bus routes.

PROPERTY

The Fox is an end-of-terrace public house of stone construction under a pitched tiled roof, comprising:

GROUND FLOOR

- BAR: Open plan trade area with carpeted flooring and a central wood built bar servery. Potential to seat 30-40.
- GENTLEMEN'S TOILETS
- LADIES TOILETS
- OFFICE/STORE ROOM
- KITCHEN

BASEMENT

- BOTTLE STORE
- STORE
- BARREL STORE
- CHILLED BARREL ROOM

FIRST FLOOR

- FOUR DOUBLE BEDROOMS
- LIVING ROOM
- SHOWER & WC ROOM

EXTERNAL

- PARKING: For two vehicles
- REAR DECKING AREA: Part-covered. Shed storage.
- BEER GARDEN: Brick-built BBQ, potential to seat 70-80.
- STORAGE YARD

THE BUSINESS

The business is currently closed, having previously operated as a wet-only community public house.

No trade is sold or warranted, no historic trading accounts.

Prospective Tenants will need to make their own assumptions as to potential trade levels giving due regard to the size of the premises, location and local demographics.

LICENCES

A full premises licence is held permitting the opening hours of:

Monday to Thursday 12:00-23:00

Friday & Saturday 12:00-00:00

Sunday 12:00-23:00

SERVICES

All main services are connected.

Rateable Value: £7,200

Local Authority: Maidstone Borough Council

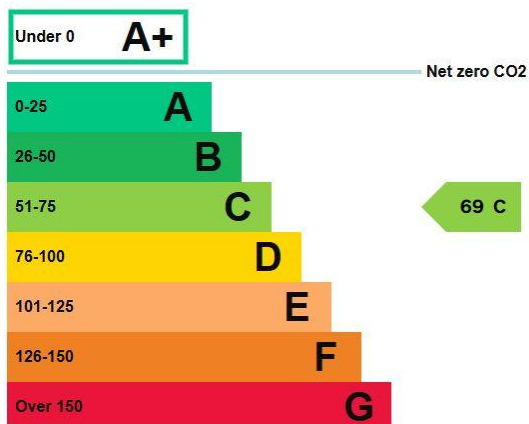


LEASEHOLD	NIL PREMIUM
TERM	For a term of 10 or 15 years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Assignable subject to Landlord's consent.
BOND	A bond equivalent to 6 months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£30,000 per annum exclusive of VAT and insurances, paid quarterly in advance.
RENT REVIEW	Subject to rent reviews every fifth year of the term and annual RPI adjustments collared at 2.5%, capped at 5%.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on rental payments.

All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum.

Application form and business plan available upon request.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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