



Rose & Crown

Otford Lane, Halstead, Sevenoaks, Kent, TN14 7EA

Tenure: Leasehold

Price: Nil Premium

Ref: 95966

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Central position in village close to Sevenoaks
- Two-storey flint-built public house
- Three trade areas
- Four-bedroom accommodation
- Rear trade garden and outbuildings
- Available on a new free-of-tie lease

Location

The Rose & Crown is situated in the village of Halstead, in the Sevenoaks District of Kent. It lies approximately 5 miles south-east of Orpington and 6 miles north-west of Sevenoaks, in an area of countryside within the M25. This village is serviced by local amenities including a village hall, recreation ground and primary school.

The village lies a short drive from the M25 at junction 4, which in turn provides dual carriageway access via the A21 into Orpington. The village is serviced by rail connections from nearby Knockholt with services to London Charing Cross and Sevenoaks. The village is served by London Bus routes with connections to Orpington, Cudham and Knockholt.

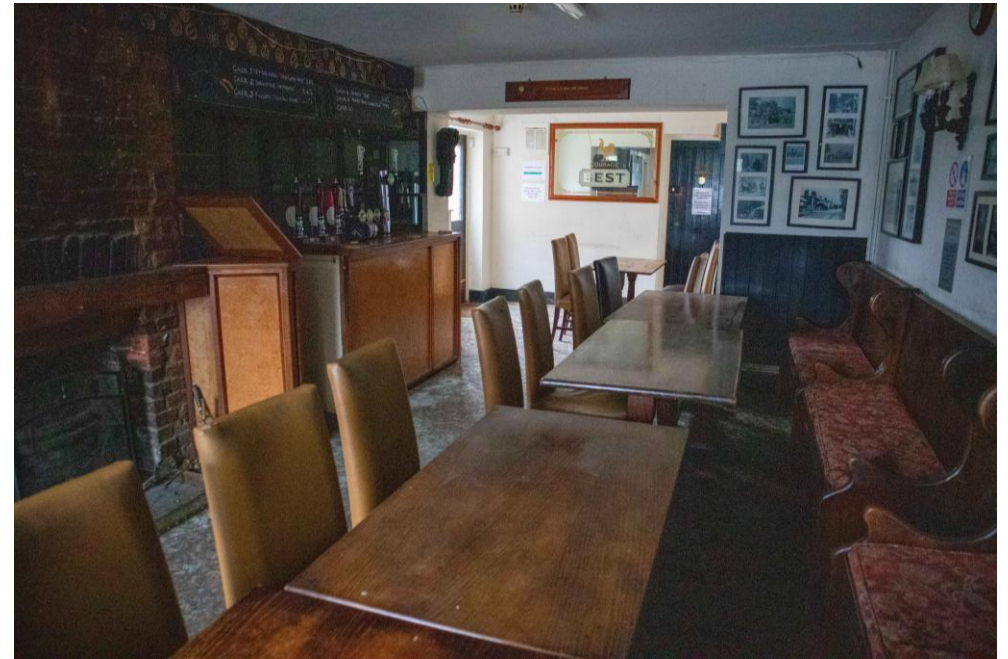
The Property

The Rose & Crown is a two-storey flint and brick constructed public house, under a pitched slate roof. This Grade II listed property is semi-detached.



Ground floor

- BAR: With wood built-bar servery and potential to seat 18-20.
- DINING AREA: Separate entrance to front of property. Seating for 25-30.
- FUNCTION ROOM: With parquet flooring and potential to seat 20-25.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- LADIES/ACCESSIBLE TOILET.
- STORE ROOM.
- PREP AREA and FREEZER STORE.
- TRADE KITCHEN: With extractor.
- CENTRAL WAITER AREA.



Basement

- CELLAR AND CHILLED BARREL ROOM.

First floor

- FOUR DOUBLE BEDROOMS.
- LIVING ROOM.
- SHOWER and WC ROOM.





External

- PARKING: For four vehicles.
- BEER GARDEN AND PATIO: With pergola area.
- OUTBUILDING FUNCTION ROOM: Timber constructed with outside bar.
- OUTBUILDING STORAGE.

The Business

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and local demographics.

Licences

A Premises Licence is held permitting the sale of alcohol by retail:

Seven days a week: 10:30 - 00:00

Services

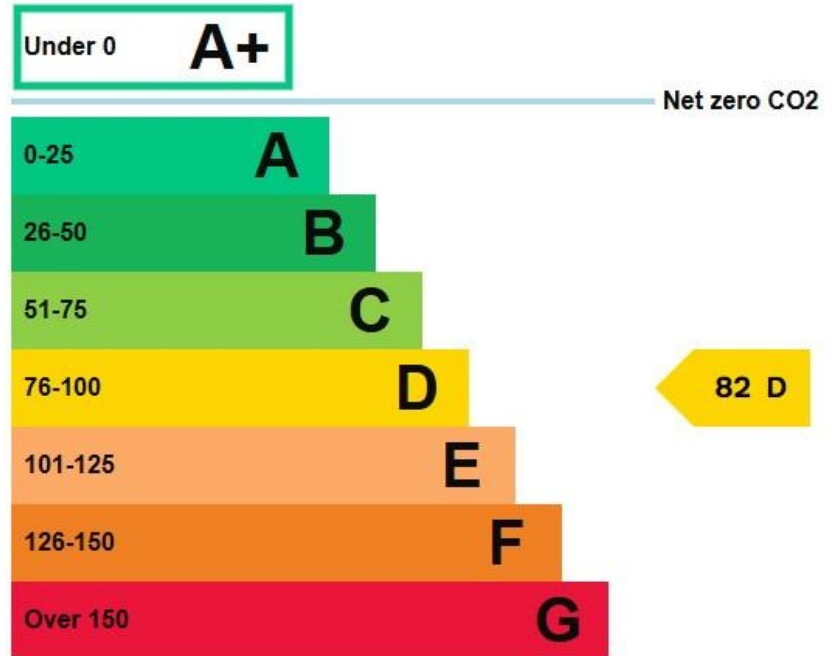
All mains services are connected.

Rateable Value: £10,900. From 1 April 2026 £12,500.

Local Authority: Sevenoaks District Council



LEASEHOLD	NIL PREMIUM
TERM	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 six months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£35,000 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-tie.
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.
NOTES	<p>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.</p> <p>Application form and business plan available upon request.</p>





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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