

# BRIDGE ARMS

53 HIGH STREET, BRIDGE, CANTERBURY, CT4 5LA

FREEHOLD PUBLIC HOUSE INVESTMENT



savills



## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Hewitt Smith Limited
- Property arranged over two levels extending to 4,972 Sq Ft (461 Sq M)
- Site extending to 0.51 acres
- Current rent of £79,711 per annum
- Lease expires March 2041
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £900,000 (8.38% NIY)
- Business unaffected by sale

## LOCATION

Located in the village of Bridge within the Nailbourne Valley in the county of Kent, 4.8 miles (7.7 km) south east of the city of Canterbury and 16.5 miles (26.4 kilometres) east of Ashford.

The Bridge Arms is situated fronting High Street in a residential area with nearby occupiers including the Plough and Harrow and the Red Lion.

## LINKS

BIRDS EYE VIEW



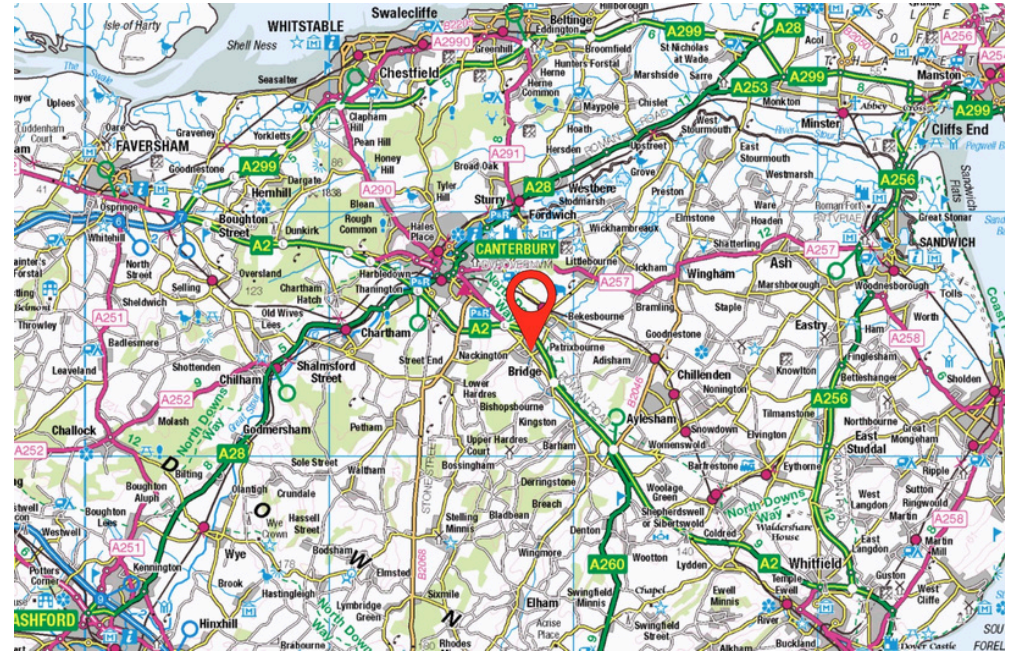
GOOGLE STREET VIEW



DRONE VIDEO



VIRTUAL TOUR





# FLOOR PLANS

## Bridge Arms, Canterbury

Ground Floor gross internal area = 2,738 sq ft / 254 sq m  
 First Floor gross internal area = 1,694 sq ft / 157 sq m  
 Second Floor gross internal area = 387 sq ft / 36 sq m  
 Outbuildings gross internal area = 153 sq ft / 14 sq m  
 Total gross internal area = 4,972 sq ft / 462 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## TENURE

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The property is held freehold (Title Number K829171).

## TENANCY

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Entire property let to Hewitt Smith Limited on a 20 year lease from 19 March 2021 at a current rent of £79,711 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £39,856 is held by the landlord.

## PLANNING

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The property is Grade II Listed and situated within the Bridge Conservation Area.

## FIXTURES & FITTINGS

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

## EPC

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C-65



## TERMS

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We are instructed to invite offers in excess of £900,000 (8.38% NIY) assuming the usual purchasers costs.

## 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.

## MONEY LAUNDERING

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



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## SIMILAR INVESTMENT OPPURTUNITIES

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

## CONTACT

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