



## The Plough

Dymchurch Road, New Romney, Kent, TN28 8UF

Freehold £680,000 | Leasehold £60,000

- Busy location on coastal main road
- Extensively renovated detached public house
- Five trade areas (100)
- Sizeable refurbished 4-5 bedroom accommodation
- Newly created beer garden (125)
- Established and popular business

Ref: 53491

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## LOCATION

New Romney is a historic town located in the district of Romney Marsh, in the county of Kent. Situated on the southeastern coast, New Romney is one of the original Cinque Ports, a group of medieval ports that held special privileges in exchange for providing ships and men for the English crown during times of war.

The town's location on the picturesque Romney Marsh, with its unique landscape of flat, reclaimed marshland, offers visitors a chance to explore scenic countryside and nature reserves. The area is home to diverse wildlife and is a paradise for birdwatchers and nature enthusiasts. With its coastal setting, New Romney offers access to beautiful beaches and neighbouring historic towns, as well as opportunities for water-based activities such as sailing, windsurfing, and beachcombing. The area has a relaxed and charming atmosphere, making it a popular destination for tourists seeking a peaceful escape from bustling city life.

New Romney offers a selection of quaint shops, cafes, and traditional English pubs where visitors can enjoy local cuisine and beverages. The town hosts several annual events and festivals, adding to its vibrant character and community spirit.

The Plough is a substantial and prominent public house located on the busy coastal road that links the tourist hotspots of Rye, Camber, Dymchurch and Hythe. This detached two-storey premises is of brick construction under a pitched tile roof. The property has been extensively renovated in recent years to a very high standard throughout.

## TRADE AREAS

- BAR: A welcoming trade space with stripped wood flooring, exposed timbers and brickwork. The Bar provides seating for 20, plus more sat at the bar. It houses two working fireplaces, televisions, AWP and SWP.
- GIN BAR: An intimate dining area with its own bar servery. Seating for 14.
- GAMES ROOM: With pool table, television, darts board and seating.
- CHILDREN'S ROOM: With seating for 7 and a range of children's amusements (amusements by separate negotiation).
- RESTAURANT: A 60 seater dining space with carpeted flooring and inglenook fireplace. Carvery station offset.

- TRADE KITCHEN: Extensively equipped with a range of commercial facilities including convection oven, 6 burner range cooker, chargrill, two double deep fat fryers and undercounter fridges.
- POT WASH AREA: With walk-in fridge, walk-in freezer and dishwasher.
- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- BASEMENT CELLAR: With Heineken smart dispense system.

## OWNERS ACCOMMODATION

First floor:

- LIVING ROOM.
- OFFICE/DOUBLE BEDROOM.
- THREE DOUBLE BEDROOMS.
- BATHROOM.
- EAVES STORAGE.

Second floor:

- KITCHENETTE.
- LIVING ROOM.
- DOUBLE BEDROOM.
- BATHROOM.
- STOREROOM.

## EXTERNAL

- BEER GARDEN: A recently created lawned garden with covered smoking solution and seating for 125.
- CAR PARK: With space for 15 vehicles.
- FRIDGE AND FREEZER STORE.
- PRIVATE GARDEN: With artificial grass and hot tub (available by separate negotiation).

## THE BUSINESS

Our clients have transformed the Plough from a run-of-the-mill drinking venue into a highly popular, food orientated public house. Following its extensive refurbishment, the Plough has become a reputable business known for its quality British food offering and family friendly approach. The business boasts a core, loyal and local drink trade as well as being able to draw in dining custom from the surrounding towns and villages as well as holiday makers.

The Plough boasts a strong turnover, and healthy levels of profit. Further details can be made available upon request and full trade accounting details can be made available following a formal viewing.

The Plough offers a great opportunity for a hands on owner/operator to take on a well-established and popular business with further scope to grow. The new owner could increase turnover by taking converting the first floor living accommodation in letting bedrooms, retaining the second floor flat for their own occupation.



## TENURE & PRICE

**FREEHOLD £680,000** to include goodwill and fixtures & fittings. Stock at valuation in addition.

Or

**LEASEHOLD £60,000** to include goodwill and the grant of a new lease, as below. Stock at valuation in addition.

TERM	Up to 7 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to 3 month's rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£50,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term, at Market Rent or RPI, whichever the greater
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free of all trade ties. SWPs, AWP's and amusements machines owned by the Landlord will be on a 50/50 split.
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 not be payable on the Premium or rental payments

## LICENCE

A full Premises Licence is held.

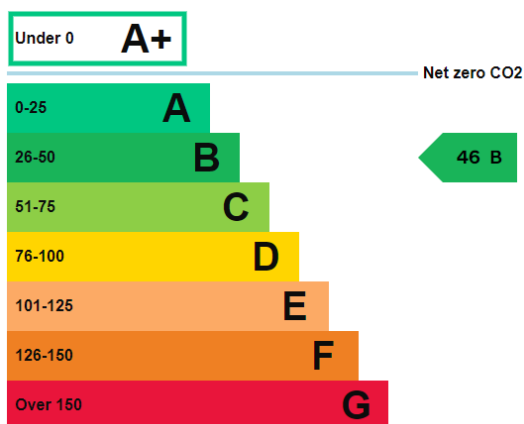
## SERVICES

All mains services are connected.

Local authority: Folkestone and Hythe District Council

Rateable value: £13,600 as at 01 April 2023

Rates payable: £90 per month



## BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

## UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 3102-4037-0002-0128-5602

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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