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TAVERNS



BELL, GOLDEN GREEN

GOLDEN GREEN, TONBRIDGE, TN11 0BD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,625

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Bell, is a stone and brick built pub, based in the small village of Golden Green, on the outskirts of Tonbridge, offering scenic views of the Medway Valley. The pub is well connected via Three Elm Lane, the main road running through the heart of Golden Green, connecting east towards East Peckham and west toward the A26 and Tonbridge. Tonbridge train station is also nearby and connects the village to central London terminals. Golden Green is an old farming community, a small hamlet of around 350 residents, with a mixture of retired and professional people. The pub often acts as a centrepiece for community life in this rural area, complemented by the adjacent village hall, which hosts regular events and gatherings.

Pub Layout

The main front entrance opens directly into the bar, where a welcoming, open-plan layout is arranged around a single bar servery. To the left, a charming snug with a large open fire provides a cosy, intimate retreat, while to the right, a spacious games room offers pool, darts, and flexible space for community activities. The main trade kitchen, accessible both from behind the bar and via the left-hand side, supports a varied and adaptable food menu. The toilet facilities are conveniently situated in a small porch area just beyond the bar, which also leads out to a small car park. Outside, guests can enjoy a small beer garden and patio, which open onto a field ideal for hosting events.

TRADING STYLE

This well-supported village pub is a valued hub for locals, with a lively calendar of internal and external events and strong links to local groups and teams. Food, recently introduced, currently accounts for around 10% of trade, presenting a clear opportunity to grow this side of the business with a focus on classic pub favourites. The layout centres around a single bar, opening onto a cosy snug and a spacious games room for pool, darts, and additional dining. Outside, a small beer garden and patio lead to a large field well-suited for events, while the car park also provides access to a neighbouring park home community.

ACCOMODATION

Private Accommodation
The private accommodation consists of three double bedrooms, lounge, kitchen, bathroom and office which are all in good order.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire

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FINANCIAL

Weekly Rent: £471.15
Estimated Annual Turnover*: £286,448
Security Deposit: £6,125
Working Capital: £4,000
Stock: £2,500
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

There's a clear opportunity to elevate the food offer, creating a signature draw that puts the pub on the map and drives customer choice. The well-balanced drinks range, combining trusted favourites with premium options, already appeals to both loyal regulars and new visitors. With the right culinary focus and a few thoughtful tweaks to the menu, the pub could build a standout reputation and boost trade across the board.

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