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COACH HOUSE, MAIDSTONE

MAIDSTONE, ME14 1HA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,750

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Coach House, formerly known as The Queen Anne, is located in the town of Maidstone in the county of Kent. Maidstone lies approximately 32 miles south-east of London and benefits from several transport links and commuter routes into the capital. The Coach House is situated on the busy A249 road through Maidstone and is surrounded by residential housing and commercial businesses, attracting a wide range of clientele. Maidstone town centre is home to the largest office centre in the county and serves as a base for the paper and packaging industry. In addition, many high-technology firms are located in the surrounding business parks. The town is ranked among the top five shopping centres in the South East of England. Maidstone continues to expand, with recent developments in restaurants, nightclubs, and the leisure industry, as well as new residential flats and office buildings currently under construction within walking distance of The Coach House.

Pub Layout

The trading area comprises a centrally located bar servery, providing clear sightlines across the entire open-plan ground floor trading area. The space features a combination of fixed and loose seating throughout the main areas, with décor, fixtures, and fittings presented in excellent condition, as expected following a recent refurbishment. To the rear of the ground floor is a well-equipped catering kitchen. Externally, the property benefits from an attractive rear beer garden, complete with an enclosed smoking shelter, BBQ facilities, and a patio area suitable for outdoor drinking and dining.

TRADING STYLE

The Coach House is a well-regarded community pub offering a balanced mix of food and drink. Weekly entertainment attracts a strong local following, while an effective marketing campaign extends its reach to surrounding areas, making event nights particularly successful. The current licensee has significantly developed the business during their tenancy, and trade continues to grow steadily.

ACCOMODATION

Private Accommodation

The private accommodation consists of 3 double bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £442.31
Estimated Annual Turnover*: £248,131
Security Deposit: £5,750
Working Capital: £6,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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.

3+ Private Bedrooms | Beer Garden | Cask Ale | Kitchen | Food Preparation Area | Live Music

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

We are seeking an experienced licensee who can fully maximise the excellent trading facilities and further develop both wet and dry sales at The Coach House. A community-focused licensee with a strong passion for quality retail standards and customer service will be essential for this attractive business opportunity. Effective use of social media and targeted marketing initiatives will further enhance the pub's profile and help maximise its full trading potential.



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Beer Garden



Cask Ale



Kitchen



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