



CROWN, SEVENOAKS

SEVENOAKS, TN14 7TJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Crown is a traditional Kent style building with car park and pretty beer garden and is situated in the picturesque village of Shoreham, on the outskirts of Sevenoaks. A quaint, rural village, popular with cyclists and ramblers alike and is well visited throughout summer with regular flypasts by Spitfires and Lancaster bombers. A generally affluent area for commuters and retired people, Shoreham boasts a local vineyard and is home to the Shoreham Aircraft Museum. Sevenoaks is a busy market town with great links into the city providing the country-living feel with the Capital city employment. A fantastic shopping centre and thriving traditional high street make Sevenoaks a popular place for families and young couples to dwell.

Pub Layout

The Crown is well laid out to be able to host a large amount of customers as a one person operation if required. It is a cosy snug pub with the bar as the main central feature giving easy access to all areas. From the car park you will enter a corridor with a choice of two doors. The first door takes you to the main bar area, where you will find the dining trade space and also access to the toilets. From here, you will also gain access to the cosy and quaint tap room. The second door from the corridor will lead you into the private dining room which then in turn, leads onto the kitchen. Predominantly low level seating and dining tables throughout, the Crown's main focus is on a comfortable dining experience. Set alongside the 10 space car park, is a secluded garden with seating for up to 25. This gated area is set with pretty flowers and is a great place to eat or sit in the sun with a cold beer or glass of wine.

TRADING STYLE

The Crown is well loved in the village and over the years, has developed a reputation for good food and great service, while being run as a family business. A well balanced drinks offer and a traditional pub food menu is currently being served at the pub with the trade split being around 70% drink and 30% food. With cask ales and tasty wines available, the Crown offers something a little more enticing than just your average pub and it's location in the village is key to being easily accessible for local custom and those passing through.

ACCOMODATION

Private Accommodation

The private accommodation consists of two double and one single bedroom, living room, bathroom and kitchen.

FINANCIAL

Weekly Rent: £586.54

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £4,000

Stock: £2,000

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



Car Park



Kitchen



Food
Preparation
Area



Live Music

BDM VISION

This is a community-focused, wet-led pub located on the outskirts of Studley, offering an excellent opportunity for either a first-time licensee looking to run their own business, or an experienced publican seeking to further enhance an established local. The size and layout of the pub lend themselves well to a hands-on, people-led approach. A successful licensee will embrace live sports planning and viewing, alongside community-driven activity and events, supported by a strong understanding of the local area and customer base. The vision is for the pub to sit at the heart of the community, giving customers a reason to visit every day and making it the go to social hub for locals.



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