



SUN INN, BIRCHINGTON BIRCHINGTON, CT7 0NP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Sun Inn is situated in the attractive village of St Nicholas at Wade, on the outskirts of Birchington, within the county of Kent. The pub occupies a prominent detached position on the main road through the village, offering strong visibility and a central trading location within an affluent rural community. The local area comprises a mix of family housing, long-standing village residents and commuters, with additional seasonal trade supported by the wider Thanet coastal area. This provides a balanced year-round customer base with both strong local loyalty and visitor footfall during peak periods. The pub benefits from good transport links, with easy access to the A299 Thanet Way towards Canterbury and the wider motorway network, while Birchington-on-Sea railway station provides direct services into London and along the Kent coast, enhancing commuter appeal and accessibility.

Pub Layout

The pub is a detached building occupying a prominent position on the main road through the village, situated within an affluent and well-regarded residential area. Entry is via the front door directly into the main bar servery, a bright and welcoming space furnished with tables and chairs catering for both drinkers and diners.

To the left is a dedicated games area with pool and darts, along with access to the customer toilet facilities. To the right of the bar is a small snug area which leads through to a rear restaurant space, offering a more formal dining environment with direct access out to the side. Externally, the property benefits from beer gardens to the front and side, providing attractive outdoor trading space during warmer months.

TRADING STYLE

The Sun Inn benefits from a well-equipped kitchen capable of delivering a strong food offer alongside its established wet-led trade. The current offer centres around traditional pub classics and rotating specials, supported by a programme of themed food nights including tapas, pizza and pasta, helping to broaden appeal and drive repeat visits. Trade is currently split approximately 60% wet and 40% food, demonstrating a well-balanced business with further potential to develop the food-led element while maintaining its strong drinks trade.

ACCOMMODATION

Private Accommodation

The private accommodation is light and spacious, comprising three bedrooms, an office, kitchen, lounge and bathroom, providing comfortable living space above the trade area.

FINANCIAL

Weekly Rent: £548.08

Estimated Annual Turnover*: £338,173

Security Deposit: Low Deposit offer £3,500 – Buildable to £7,125 upon long-term agreement

Working Capital: £5,000

Stock: £4,000

Business Rates: £Nil. 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.

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 full data room and further information please contact the



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music



Open Fire

BDM VISION

Ideally, the pub would suit experienced, hands-on publicans with a strong food background and a clear focus on delivering consistent quality across both the offer and service. A genuine passion for community pubs is essential, along with the ability to integrate quickly into the local area and build strong customer relationships.

A capable team is already in place, including a chef and front-of-house staff, however clear leadership and direction will be required to drive standards, motivate the team and develop the business further.

Strong all-round pub management skills are key, particularly in marketing, events and financial control, with a focus on building a busy, well-rounded community pub that maximises all trading opportunities.



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