



## VALIANT SAILOR, FOLKESTONE FOLKESTONE, CT18 7JJ

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£14,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Valiant Sailor is a charming and historic detached pub in the picturesque village of Capel-le-Ferne, just outside Folkestone. Perfectly positioned on the main road into the village and next door to the popular Battle of Britain Memorial, it benefits from strong passing trade and steady tourist footfall throughout the year. The area enjoys excellent transport links, with easy access to the A20 and M20 leading to Dover, the Port, and the wider Kent coastline, while Folkestone's high-speed rail connects directly to London. Capel-le-Ferne has a stable and predominantly mature residential population alongside a steady influx of walkers, ramblers, and visitors drawn to the nearby cliffs and coastal paths. This combination of local loyalty and tourist appeal makes The Valiant Sailor a fantastic opportunity for an operator looking to build a successful, community-focused destination pub in a beautiful and well-connected location.

#### Pub Layout

The Valiant Sailor is a well-presented and fully equipped pub, ideally suited to operate as a thriving community hub with a strong and appealing food-led offer. Accessed via a large car park with space for around 10 cars, the pub welcomes guests through a small porch into the main trading area. Inside, the layout is practical and inviting, with the ladies' and gents' toilets to the left and a spacious games area to the right, currently featuring pool, darts, and comfortable sofas. Beyond this lies a cosy dining area with seating for around 30/40 covers, all efficiently served from a central bar servery. Traditional wooden beams and a welcoming log fire add to the pub's warm, characterful atmosphere. A fully equipped ground-floor catering kitchen supports smooth service and food operations. Externally, guests can enjoy a large, well maintained beer garden that combines grass and stone areas, alongside a sheltered decked space at the front, perfect for outdoor dining or summer events.

There is a large investment planned to improve the flow of the trade space and ensure the site is set up for a great future with the right publicans. The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a

### TRADING STYLE

The Valiant Sailor is a traditional pub that welcomes both drinkers and diners, attracting loyal regulars from the village as well as visitors from further afield who come to enjoy its quality food, well-kept drinks, and friendly service. The spacious interior provides ample room for dining, which is further complemented by a large beer garden that thrives in the warmer months. With community spirit and a wholesome, family-friendly atmosphere at its core, The Valiant Sailor is a true village favourite offering warmth, character, and a genuine sense of local belonging.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is located on the first floor and includes a lounge, kitchen, bathroom, three bedrooms, office and plenty of store rooms.

### FINANCIAL

**Annual Rent:** £27,500

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

**Working Capital:** £5,000

**Stock:** £4,000

**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



Cask Ale



Children Play  
Area



Kitchen



Food  
Preparation  
Area



Live Music

## BDM VISION

We are looking for an enthusiastic and experienced operator, or couple, to build on The Valiant Sailor's strong reputation for quality, great-value food and drink. The ideal candidate will have a solid background in food-led operations and a passion for delivering exceptional front-of-house service. With the business having grown steadily over the past three years, there is real potential to continue driving footfall from both the local community and the wider area, further developing this much-loved pub into a thriving destination for locals and visitors alike.



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