

The Lads of the Village

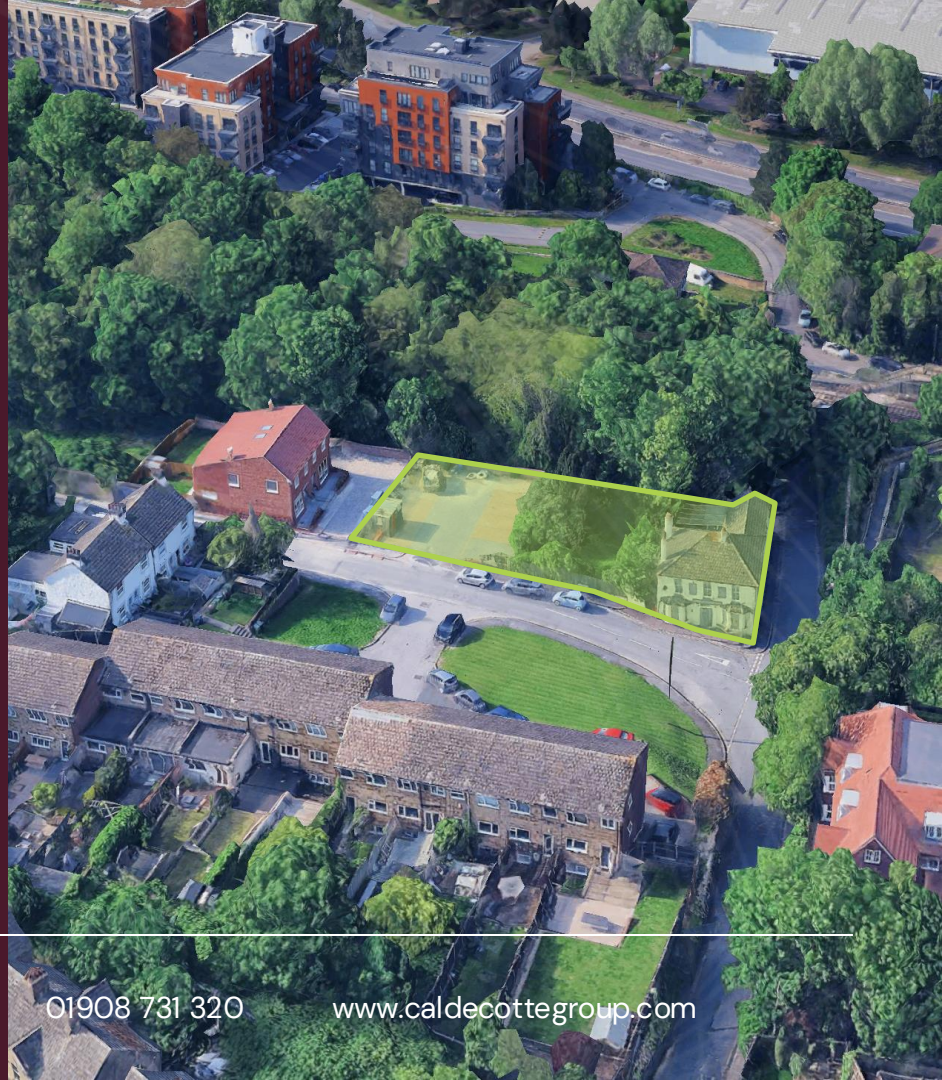
Elizabeth Street, Stone, Greenhithe, Kent, DA9 9AT

FREEHOLD / ALL ENQUIRIES

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes

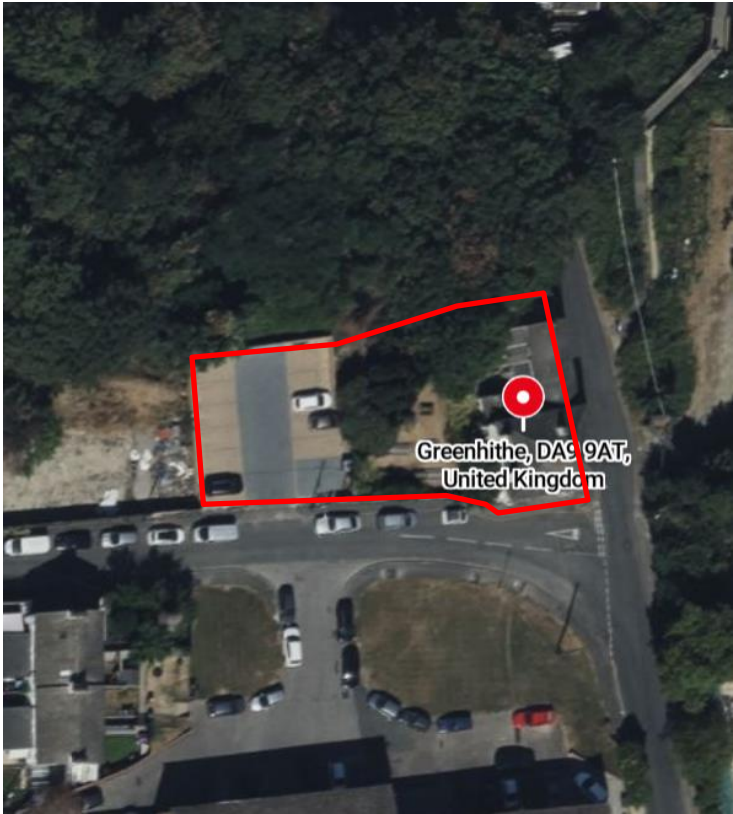
01908 731 320

www.caldecottgroup.com



Site Location

SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE CONTACT US FOR DETAILS ON EXTENT OF OWNERSHIP



The Property

THE PROPERTY

Opportunity

Located near Stone Crossing Train Station, just south of the A206 (Crossways Boulevard), the Lads of the Village is a proud, two storey detached building, previously run as community focused public house. The property is available freehold with vacant possession.

Location

Situated on a rectangular plot at the junction between Elizabeth Street and Church Hill, the pub is positioned to the eastern end of the site with its principal elevation facing Elizabeth Street.

The immediate area is primarily residential and is located between Greenhithe and Stone. Bluewater Shopping Centre is located approx. 2 miles south. Stone crossing is approximately 65 yards away.

Arrangement

Internally, the premises has a long "L" shaped trade space, with a single servery at one end nearest the bar entrance. A kitchen and WCs complete the ground floor. Below ground cellarage and storage is also available.

A single staircase serves the first floor which comprises the former manager's accommodation. This is arranged as two double bedrooms, a lounge, a single bedroom/office and a bathroom.

Externally, the off-street customer car parking area amounts to 12 spaces arranged in two banks of 6 spaces (including one disabled bay). Direct access is available off Elizabeth Street.

At the rear of the building is a covered patio area and to the left hand side of the building, is a beer garden laid to lawn. The site has a number of sheds and outbuildings.



Sales Information

SALES INFORMATION

Premise Licence

Please contact us for a copy of the premises licence.

Rates

The property is situated in an area administered by Dartford Borough Council. The 2023 Rateable Value has been assessed at £12,000. The ancillary accommodation falls within council tax band B.

Trade

The property closed in December 2023 and is sold as seen, with vacant possession. No trade is warranted or sold.

Planning

The property is not statutory listed and is not located within a conservation area. The property has a Sui Generis public house use. The property may be suitable for alternative uses subject to obtaining the necessary planning consents.

The property was registered as an Asset of Community Value on 24th April 2024.

Services

We are advised that the property has all mains services. Prospective purchasers should speak with relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

EPC

Energy performance details are to follow.

Overage

The vendors will seek an overage payment should a purchaser obtain planning permission for residential development on the car park or garden land. The overage will apply for 25 years from the date of the grant of any planning permission and the owner and seller will share equally in any uplift in the market value.

Legals

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. All Ordnance Survey maps are reproduced with the sanction of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved and aerial photographs are courtesy of Google or Microsoft Bing Maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors' agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors' agents shall decide how the cost of such reference shall be borne.
