

AG&G

Freehouse

THE BRENCHELEY

Freehouse

ENTRANCE

THE BRENCHELEY

91 HIGH STREET, MAIDSTONE, KENT, ME14 1SA



COVERED RAISED REAR TRADE PATIO

THE BRENCHELY SUMMARY

FREEHOLD PUB FOR SALE

- Sizeable, attractive, landmark, town centre building
- Fully fitted public house and ready to trade
- Net of VAT turnover of circa £1,950,000 in 2024
- Accounts available to bonafide parties
- Large ground floor commercial kitchen
- Gross internal area approx. 1,410 sq m (15,170 sq ft)
- Total site area over 0.35 of an acre
- Original period features throughout
- Sizeable two-tiered rear trade patio / garden

FREEHOLD VACANT POSSESSION

£2,250,000 (+VAT IF APPLICABLE)
SUBJECT TO CONTRACT

Sole Selling Rights

CounF326



AG&G

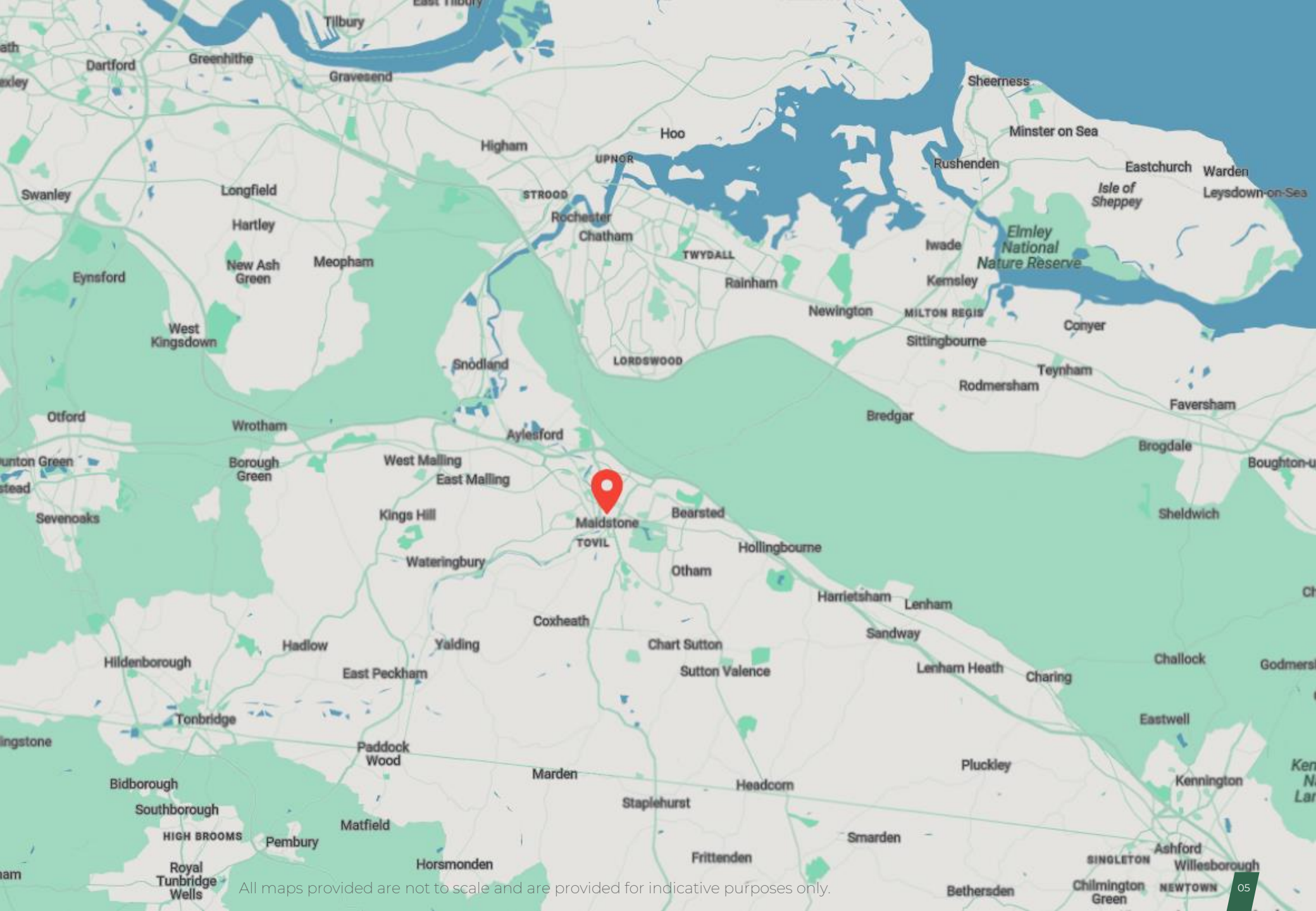
LOCATION

The property is situated within the heart of Maidstone Town Centre

The pub benefits from being located on a very busy pitch and is surrounded by many other well established high-street occupiers including:- JD Wetherspoon, McDonalds, Starbucks, HSBC and NatWest.

The nearest Railway Station is Maidstone East (Southeastern) which lies less than 500 metres to the north and provides frequent services into central London with the fastest journey time being just over one hour into either London Charing Cross or London Victoria.

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All maps provided are not to scale and are provided for indicative purposes only.

THE BRENCHELY DESCRIPTION

A prominent town centre, attractive Grade II listed building, originally built in 1927 as a bank premises, constructed over four storeys above part basement.

We have been advised that the total gross internal area is approximately:-

Total	1,410 sq m (15,170 sq ft)
Nimbus Maps Total Site Area	0.358 acre (1,450 sq m)

NB: AG&G have not measured the property and the floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

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The configuration of the pub is as follows:-

Ground floor

Open-plan customer trading area providing over 180 covers, decorated in a traditional style and benefiting from excellent natural daylight, double-height ceiling, and attractive period features including:- long single bar server, part stone and part timber flooring, internal wall panelling, and stone columns. Mix of high and low-level seating with some perimeter seating. To the rear, there is a snug area, male and female customer wc's and a fully fitted commercial kitchen.

First floor

Provides a separate, self-contained bar (currently trading as Harry's Bar), which includes its own external roof terrace with outdoor bar server. The interior is decorated in a contemporary style and fitted with a single bar server and female customer wc's. Additional facilities on this floor include a staff changing room and wc, as well as a separate self-contained office with a kitchenette.

Second floor

Comprising gentlemen's customer wc's linked to the first floor Harry's Bar in addition to general ancillary storage areas, and a manager's office.

Third floor

Provides additional ancillary storage and disused derelict rooms.

Basement

The basement provides a large cold beer store, a goods lift, various ancillary storage areas, and a boiler room.

External Area

A sizeable, two-tiered trade patio / garden (partially covered), featuring approximately 32 benches with seating for over 120 covers. The area also includes an additional 'Coach House Bar', a covered space housing a pizza oven, and two dedicated car parking spaces.

THE BRENCHLEY

SERVICES

We are advised that the property is connected to all mains services.

LICENSING

The property has a Premises Licence permitting the sale of alcohol from 10:00am until 1:00am everyday.

PLANNING

We have been advised that the property is Grade II listed and is situated within the 'Maidstone Town Centre Conservation Area'.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.

EPC

The property has an EPC rating of C (72).
[Link to EPC](#)

RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £200,000 with effect from 1st April 2023.

BASIS OF SALE

Guide price for the freehold interest with vacant possession upon completion £2,250,000 (+VAT if applicable).

Subject to Contract

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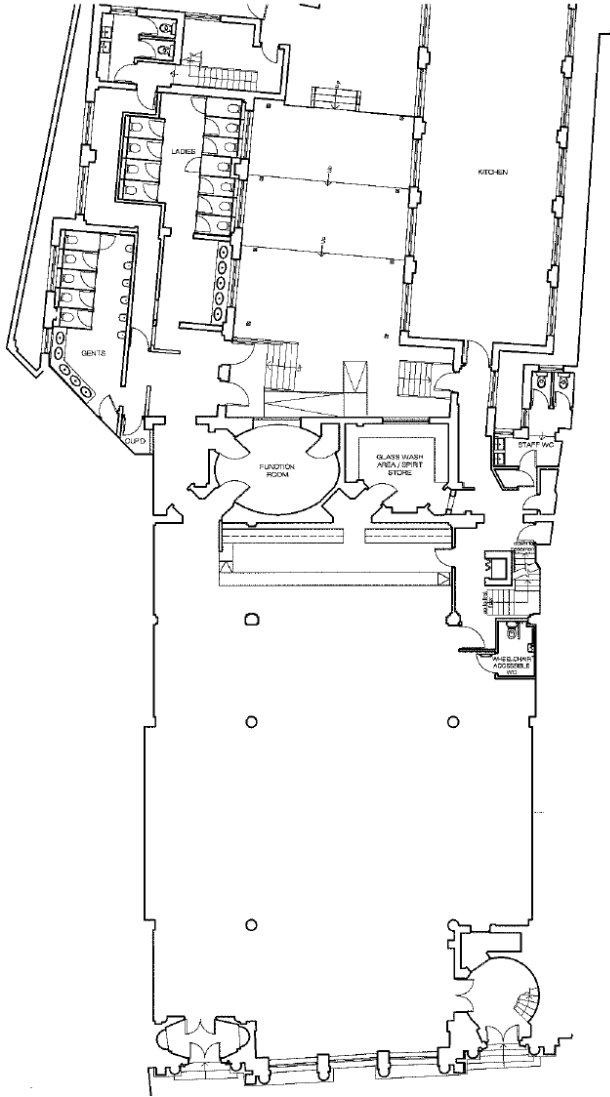
THE BRENCHELY SITE PLAN



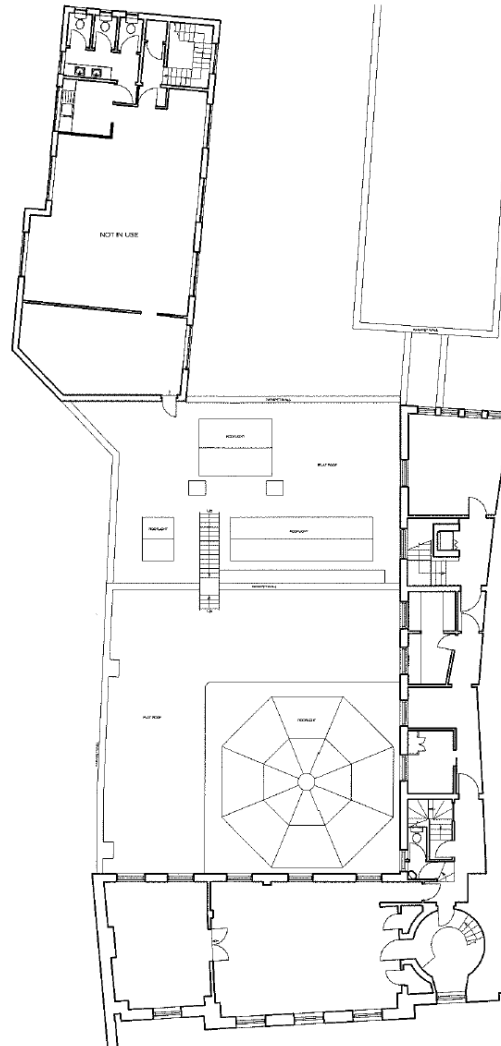
The above site plan is not to scale and provided for indicative purposes only.
Source: Nimbus Maps

THE BRENCHELY FLOOR PLANS

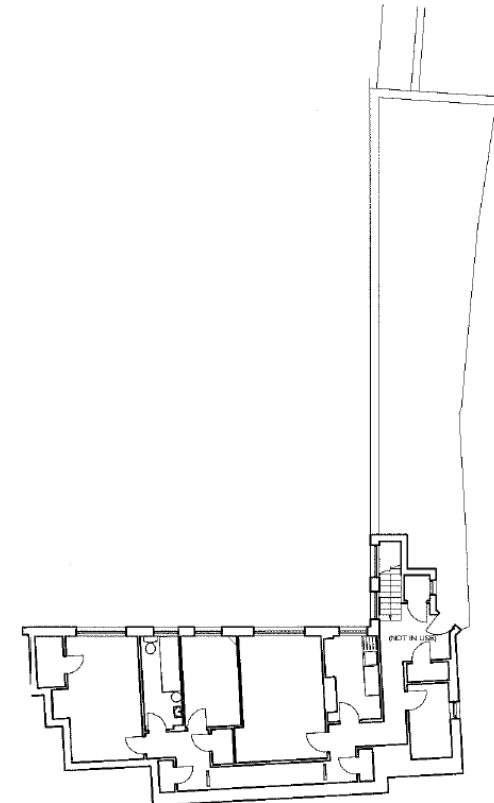
These floor plans are not to scale and is provided for indicative purposes only.



Ground Floor



First Floor



Second Floor



MAIN GROUND FLOOR TRADING AREA





LOWER-LEVEL TRADE PATIO



PARTIALLY COVERED
RAISED REAR TRADE PATIO



LOWER-LEVEL TRADE PATIO



FIRST FLOOR TERRACE - HARRY'S BAR

VIEWINGS & FURTHER INFORMATION

The pub is currently open and trading, a customer inspection is encouraged in the first instance.

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.

PLEASE CONTACT

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