

AG&G

Freehouse

ENTRANCE

THE BRENCHLEY  
Food Served All Day  
Real Ale & Pubs  
Free WiFi

THE BRENCHLEY

Freehouse

HARRY'S

TO LET

H  
NOW OPEN

THE BRENCHLEY

91 HIGH STREET, MAIDSTONE, KENT, ME14 1SA

AG&G



COVERED RAISED REAR TRADE PATIO

# THE BRENCHLEY

## SUMMARY

### FREEHOLD OR LEASEHOLD

- Sizeable, attractive, landmark, town centre building
- Fully fitted public house and ready to trade
- Net of VAT turnover of circa £2m in 2025
- 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

### OFFERS INVITED

**(+VAT IF APPLICABLE)  
SUBJECT TO CONTRACT**

Sole Selling Rights

Coun F 3 2 6

AG & G



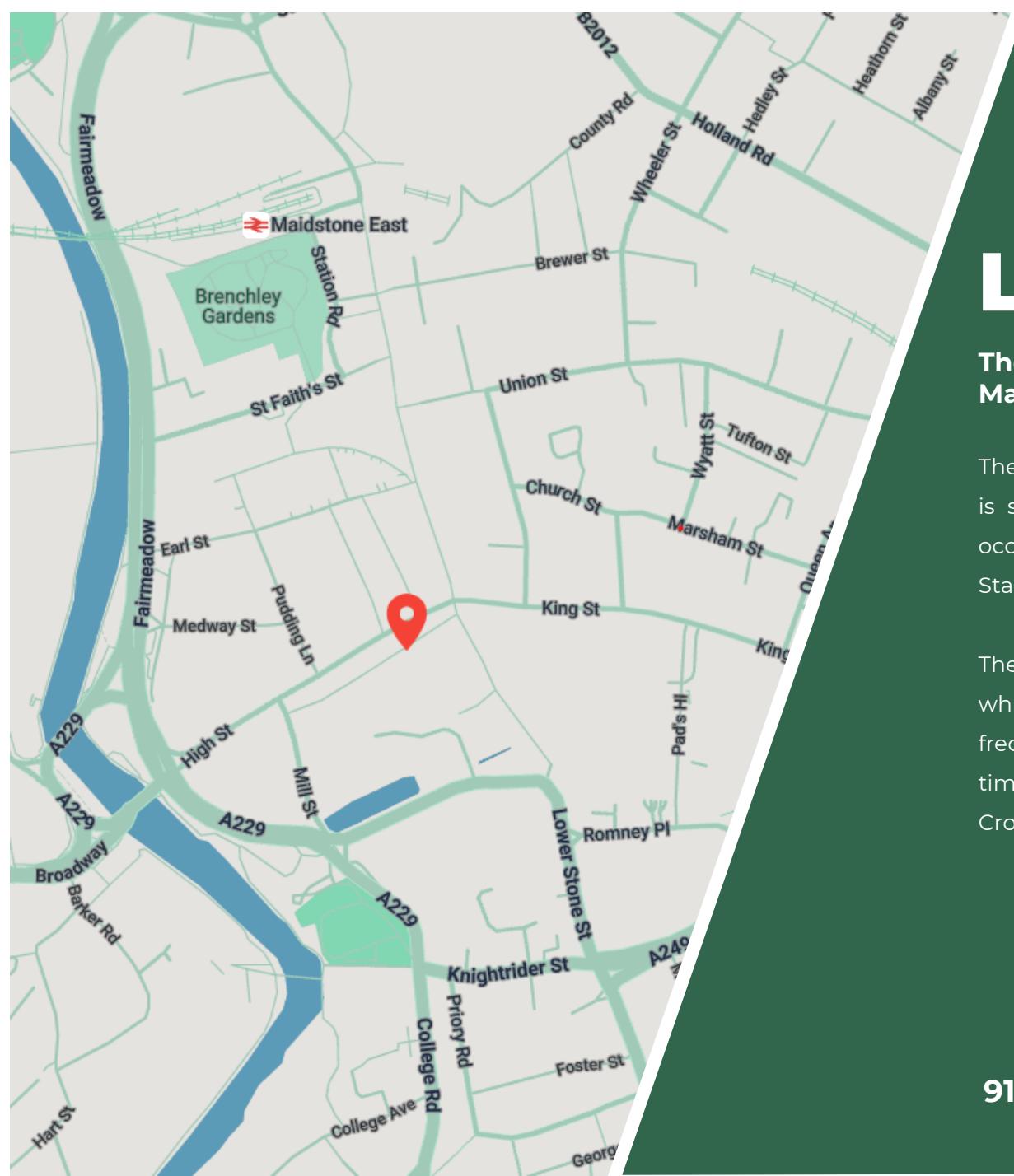
## LOCATION

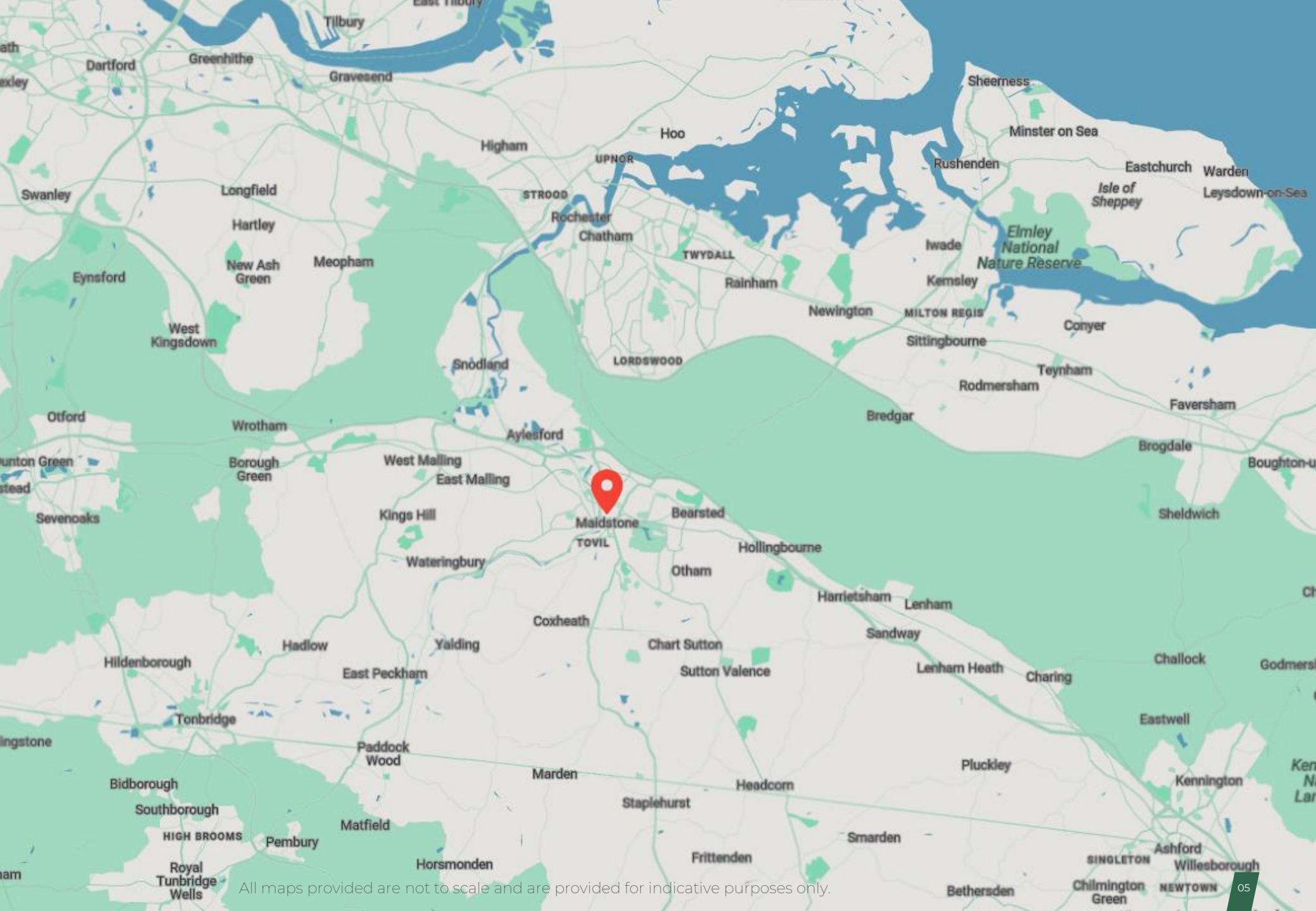
The property is situated within the heart of Maidstone Town Centre

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.

**91 HIGH STREET, MAIDSTONE, ME14 1SA**





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

# THE BRENCHLEY 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 out 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.

**91 HIGH STREET, MAIDSTONE, ME14 1SA**

AG&G

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 servery, 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 servery. The interior is decorated in a contemporary style and fitted with a single bar servery 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.

## 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 £238,500 with effect from 1<sup>st</sup> April 2026. The 2026-27 Uniform Business Rates multiplier for Hospitality Businesses is 43p/£1, therefore the rates payable for 2026-27 will be in the region of £102,555.

## BASIS OF SALE

Offers are invited for the freehold interest with vacant possession upon completion.

Alternatively, the existing pub occupier will consider selling the leasehold interest, premium offers are invited. The rent passing is £120,000 per annum. Further information on the lease will be provided to Bonafide parties.

Subject to Contract.

**91 HIGH STREET, MAIDSTONE, ME14 1SA**

# THE BRENCHLEY SITE PLAN

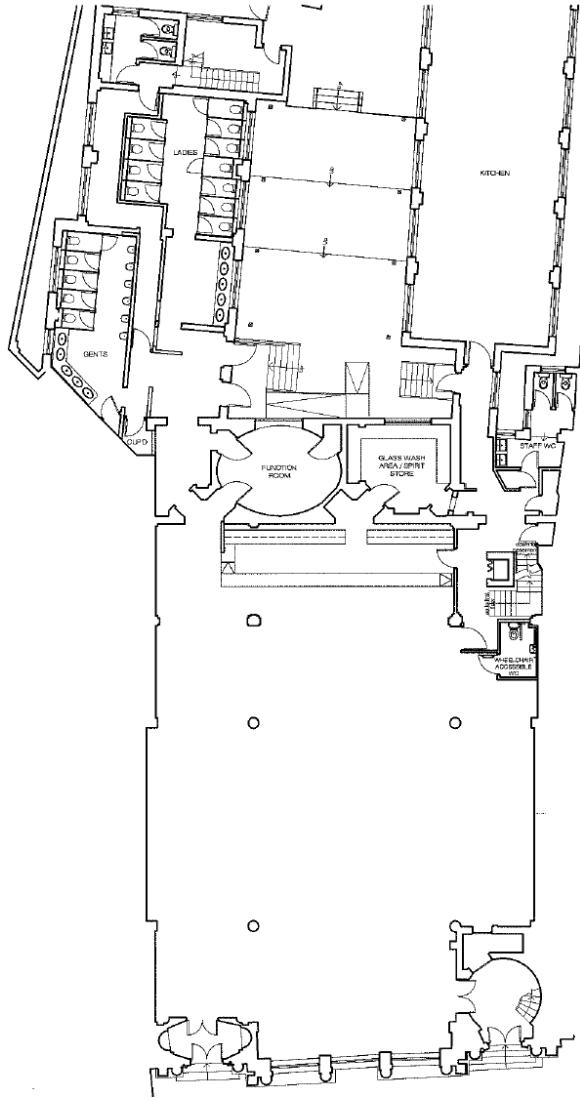


The above site plan is not to scale and provided for indicative purposes only.  
Source: Nimbus Maps

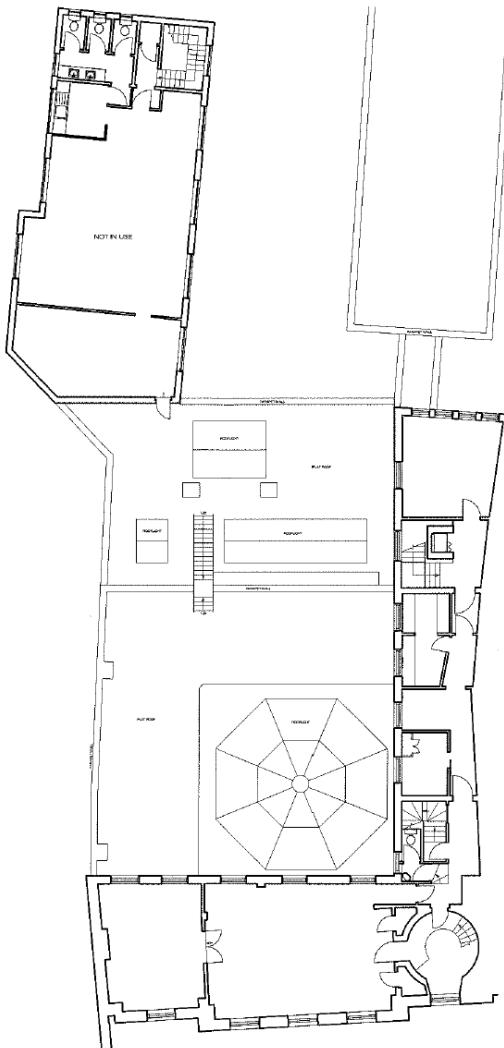
# THE BRENCHLEY FLOOR PLANS

AG&G

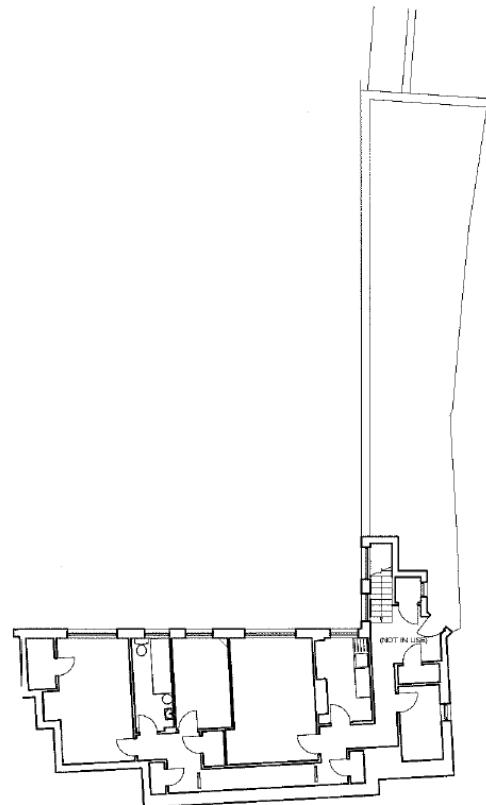
These floor plans are not to scale and is provided for indicative purposes only.



Ground Floor



First Floor



Second Floor



MAIN GROUND FLOOR TRADING AREA

AG&G



FIRST FLOOR TRADING AREA  
T/A HARRY'S BAR



FIRST FLOOR TRADING AREA  
T/A 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

**Michael Penfold**  
**tel:** 020 7836 7826  
**mob:** 07894 210 853  
**email:** michael.penfold@agg.uk.com

**Panayiotis Themistocli**  
**tel:** 020 7836 7826  
**mob:** 07973 856 232  
**email:** panayiotis.themistocli@agg.uk.com

---

**web:** agg.uk.com  
**Address:** 8 Exchange Court  
Covent Garden  
London  
WC2R 0JU

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

**Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS •  
R.A. Negus. BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS  
Associate Director C. Craig MSc (Hons) MRICS**

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.