

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Former Royal Oak Public House 5 High Street, Charing TN27 0HU

W3W: operating.bagpipes.king



SUBSTANTIAL DETACHED FORMER PUBLIC HOUSE PREMISES

SUITABLE FOR FULL REFURBISHMENT OR REDEVELOPMENT (subject to consents)

FOR SALE

- Circa 2,700 sq.ft.
- Historic Building in Picturesque village location
- Immediate Availability

Price: Offers sought in the region of £350,000

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

The Royal Oak is situated on the north-eastern side of the High Street in Charing, close to the crossroads with the A20 Maidstone – Ashford Road and Station Road to the south.

Charing is a picturesque village with a population of approximately 3,000 inhabitants and is located roughly 6 miles north-west of Ashford and 12 miles south-east of Maidstone, the county town. The village benefits from good access via the A20 and has a mainline railway station.

Ashford, the closest large town, is one of Kent's designated growth centres, centrally located within the county and benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar (subject to availability), and London is some 38 minutes distant via HS-1.

DESCRIPTION

This Grade II Listed building first opened as a public house in 1878 and is brick built beneath a Kent clay peg tiled roof. The ground floor comprises a public bar area of some 680sq.ft. with a restaurant area of just under 340 sq.ft and kitchen of nearly 200 sq.ft, whilst the first floor provides a further 1,300 sq.ft. comprising a former function room of just under 700 sq.ft. along with five bedrooms with en-suite facilities and a small boxroom. A second floor bedroom provides another 114 sq.ft. of space.

Externally there is a large car park to the rear of the premises.

The property has been vacant for a number of years and now requires full refurbishment or could be suitable for redevelopment subject to all necessary consents being obtained.

ACCOMMODATION

Ground Floor:	Bar Area:	680 sq.ft.	First Floor:	Function Room	676 sq.ft.
	Restaurant	338 sq.ft.		Bedroom with en-suite	117 sq.ft.
	Kitchen	198 sq.ft.		Bedroom with en-suite	185 sq.ft.
	Plus WCs.			Bedroom with en-suite	75 sq.ft.
Second Floor:	Bedroom	114 sq.ft.		Bedroom with en-suite	68 sq.ft.
				Boxroom	51 sq.ft.
				Bedroom with en-suite	98 sq.ft.

SERVICES

We believe that all mains services are connected to the premises.

BUSINESS RATES

The premises currently have a rateable value of £11,400.

The uniform business rate multipliers for the year 2026/27 are 38.2p – 43.2p although small business rate relief may be available for qualifying occupiers.

TERMS

The freehold interest of the premises is available with vacant possession upon completion. Offers are being sought in the region of £350,000. It is not thought that VAT is applicable to the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 63 (Band 'C').

Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.