



MILL INN, DEAL DEAL, CT14 9ER

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Mill Inn is a large detached traditional building, located on Mill Hill some half a mile from Deal Town centre on the South Kent coast. Deal is an affluent historical seaside town with a number of quality pubs, restaurants, hotels and cafes. Deal is extremely popular with holiday makers visiting Deal Beach along with Deal Castle. The Mill Inn is just 30 minutes south of Canterbury, which is under an hour to London on the train. Mill Hill and the surrounding area is heavily populated with residential housing on all sides of the property. There is a strong local community following at the prominently located Mill Inn. In 2021 there was a full refurbishment and re-decoration with new carpets in the licensee accommodation which is located over two floors. Admiral Taverns have also completed a full refurbishment on both the internals and externals and are we looking for a new licensee to unlock the potential this business can offer. As part of this investment, the kitchen was also updated so the pub can offer bar food and accommodate the large number of pool and darts teams who frequent the pub on a regular basis.

Pub Layout

The pub is a large three storey property. The trade area is split into two main areas with a mixture of fixed and loose seating, one large public bar which is dominated by a central bar servery, and also has a raised stage area to the rear for live entertainment, pool table and a television screen showcasing live sports. Toilets are situated to the rear of the room and there is a small catering kitchen behind the bar area. The smaller tap room located to the right hand side of the main bar area which hosts a darts area which teams play from. Outside to the rear can be accessed through both the main bar lounge along with the tap room. The large beer garden is made up of a patio area with seating, grassed area with picnic benches along with a children's play area in the corner. There is no car park at the pub, however on street parking is available.

TRADING STYLE

The Mill trades as a community, drinks focussed pub however there is an opportunity to make use of the newly updated kitchen to develop a small pub food offer. Sports has always been a key element to the trade at this pub, with a large number of pool and darts teams who frequent the pub on a regular basis. Live sports and live entertainment are a must-focus part of the offer.

ACCOMMODATION

Private Accommodation

Private Accommodation can be accessed through the bar area along with private access from outside the pub. Split over two levels and recently refurbished in 2021, including new carpets and improvements to the bathroom and private kitchen, the accommodation is in good order. There are also four bedrooms, lounge and office.

FINANCIAL

Annual Rent: £25,000

Security Deposit: Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £5,000

Business Rates: Based on the April 2023 rating list, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *

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.

Please look at our Financial Information sheet before the



Sports Driven



Community
Local



3+ Private
Bedrooms



Kitchen



Sports Teams



Beer Garden

BDM VISION

The pub is a popular destination for the local community and has a good reputation for its sports offering. Any new potential licensee must be prepared to build upon the existing foundations at the pub and subscribe to a sports offer. Admiral are seeking a strong community focused operator, who is team orientated with the passion and drive to grow the business further. The licensee must have excellent retail standards and be prepared to engage with the local community. The selected applicant will make The Mill Inn the hub of the local community.



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