



THREE HORSESHOES, DEAL DEAL, CT14 9LL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Three Horseshoes is a traditional Kent-style pub, built with brick and timber cladding, located in the charming village of Mongeham on the outskirts of Deal. The village has its roots in farming but is now home to a mix of retirees and professionals, giving it a friendly, close-knit feel. Tucked away just 300 metres from the main road and surrounded by other villages, the pub enjoys a peaceful setting while still being easily accessible. Its character and setting make it well-suited to serve the local community and attract visitors from the wider area.

Pub Layout

The Three Horseshoes has a single, open-plan bar with a pool table at one end and a dedicated darts area, creating a lively and sociable space. To the right of the bar is the games area, while to the left there's a mix of booth seating and loose furniture, offering a comfortable setting for all customers. There are two entrances to the pub: one from the small car park at the gable end, which leads directly into the main bar area, and another at the front of the building, accessible from the main road. Outside, the pub boasts a large beer garden and patio space, providing plenty of room for outdoor events and gatherings. Behind the bar, there's access to the cellar and a small prep area that could support a simple back-bar food offer.

TRADING STYLE

The pub currently trades well, particularly through events and external bookings, and is a popular hub for local groups and teams. While food is currently only provided for teams, there's plenty of potential to expand this offering. Introducing options like small plates, sandwiches, and cheese or charcuterie boards could enhance the customer experience and help grow the business further. The current drinks range is a well-balanced mix of standard and premium options, appealing to both regulars and visitors.

ACCOMMODATION

Private Accommodation

The private accommodation is in good order with 3 bedrooms, a lounge, kitchen and bathroom

FINANCIAL

Annual Rent: £16,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £4,000

Stock: £2,500

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the 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.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Sports Teams



Beer Garden

BDM VISION

Ideally, the pub needs someone who's ready to get involved with the local community and help make it a central hub for village life. While food could play a role in the overall offer, it would be a smaller element aimed at boosting footfall and driving additional sales. There's also scope to evolve the offer further, introducing more premium products in line with current market trends. This opportunity would suit someone already connected to the community, or someone looking to take their first step into the pub trade with a hands-on and community-led approach.



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