



VALIANT SAILOR, FOLKESTONE FOLKESTONE, CT18 7JJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Valiant Sailor, is a beautiful and historic, detached pub, located in the village of Capel Le Ferne which is on the outskirts of Folkestone. Being in a prominent position on the main road as you enter the village, the area is well known for its Battle of Britain Memorial Museum which is located next door and brings many tourists to visit. Giving easy access to the nearby M20, the main route into the Port of Dover and onto the North Downs, Capel is popular for it's walkers and ramblers paths plus the beautiful Abbotscliffe Beach is only five minutes away.

Pub Layout

The entrance to the Valiant Sailor is through a small porch area leading to the main lounge and bar with a further dining area beyond. To the right, there is also a dedicated area for pool and darts. Beautiful traditional beams and a log fire create a warm and welcoming ambience. A fully equipped catering kitchen on the ground floor gives easy access for service. The Valiant Sailor also offers plenty of parking and a beautiful large beer garden.

TRADING STYLE

The pub is a traditional drinkers and diners venue with customers visiting regularly from the village and further afield to enjoy the quality of the offer and the high standard of service. A large area of the pub allows internal dining and when the weather is good this is enhanced by the large beer garden. Community values and a wholesome family environment are at the heart of the Valiant Sailor.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and includes a lounge, kitchen, bathroom, three bedrooms, office and plenty of store rooms.

FINANCIAL

Annual Rent: £27,500

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

Working Capital: £5,000

Stock: £4,000

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.

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

BDM VISION

We are seeking a dynamic operator or couple to continue to build on the reputation of the pub, for good value food and drink, which will in turn help to increase footfall from the wider area. You will be experienced, with a strong food background and excellent front of house standards to build upon the business development at this site which has already grown in the last three years.



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams