

HIGH PROFILE 0.75 ACRE ROADSIDE SITE – QUEENBOROUGH, KENT**AVIATOR PH, QUEENBOROUGH CORNER, QUEENBOROUGH, SHEERNESS, KENT, ME12 3DJ**

- Sizeable pub with car parking for approximately 35 vehicles
- Situated on a busy arterial route between A249 and A250
- Adjacent to a recently opening Shell petrol station
- Site area of approximately 0.745 acres (32,452 sq ft)
- Gross internal area of circa 697 sq m (7,502 sq ft)
- May suit alternative uses (subject to obtaining necessary consents)

FOR SALE FREEHOLD WITH VACANT POSSESSION**GUIDE PRICE £700,000****SUBJECT TO CONTRACT – sole selling agent**

COUNF304

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.comDirectors 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

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.

Location

The property is located on the Isle of Sheppey within an area administered by Swale Borough Council, approximately 10 kilometres (6 miles) north of Sittingbourne and 25 kilometres (15.5 miles) north east of Maidstone.

The Aviator is situated on Queenborough Corner just off Briele Way (A249), approximately 600 metres east of Queenborough Railway Station. Sheerness town centre is circa three kilometres (1.7 miles) to the north. The pub is a destination / roadside venue situated between the A249 and the A250. According to road traffic statistics via the Department for Transport, the A249 had an annual average daily flow of 25,266 vehicles in 2022.

The immediate area includes a Shell petrol station with a Budgens concession. Queenborough Railway Station provides hourly train services to London St Pancras with a journey time of one hour and 16 minutes.

A location plan is attached.

[Link to Street View](#)

Description

A prominent, detached property comprising two storeys above basement with external patio / terrace areas to the front and rear of the pub. The ground floor comprises interconnected trade areas with a central bar servery, kitchen, customer WCs and storage areas. The first floor includes four bedrooms, living room, office, kitchen, bathroom/WC, WC and storage areas. There is car parking for approximately 35 vehicles to the front of the property.

The property has the following approximate gross internal floor areas (floor plans overleaf and available by request):

Ground Floor	443.5 sq m (4,774 sq ft)
First Floor	143 sq m (1,539 sq ft)
Basement	<u>100.5 sq m (1,189 sq ft)</u>
Total	<u>697 sq m (7,502 sq ft)</u>

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors 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 their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 10:00 am until 12:30 am Monday to Sunday.

Planning

From enquiry of the Swale Council, it has been established that the property is not Listed as being of special architectural or historical interest and does not lie within a Conservation Area.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £31,500, with effect from 1st April 2023.

Basis of Sale

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

EPC

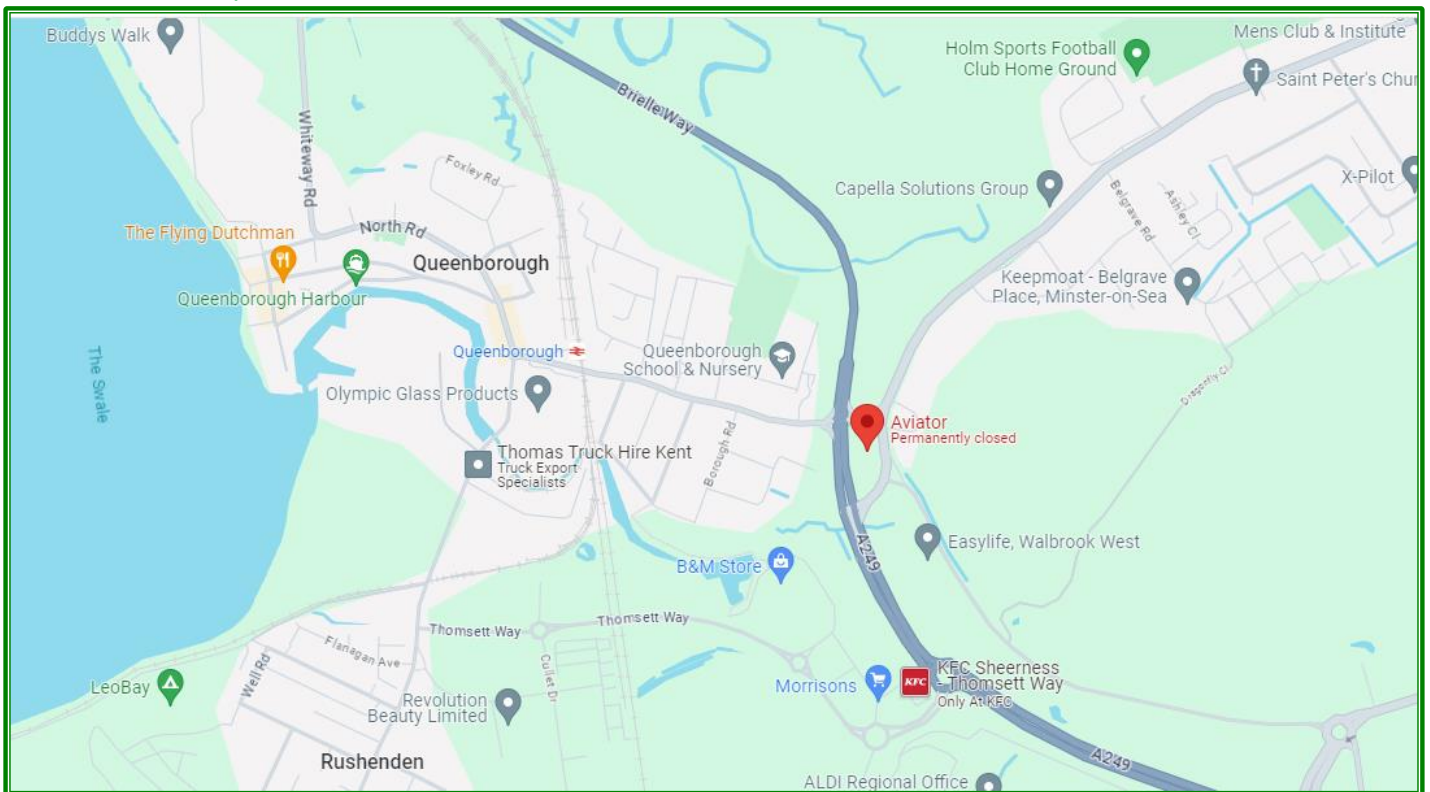
The property's energy rating is C. [Link to EPC Certificate](#)

Viewings & Further Information

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

Location Plan

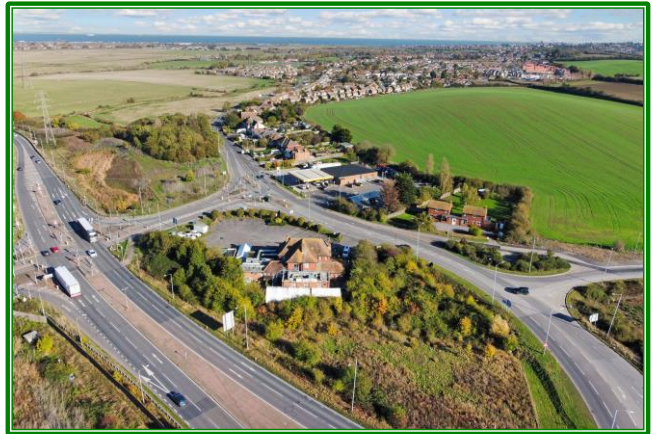
[Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes.

Photos



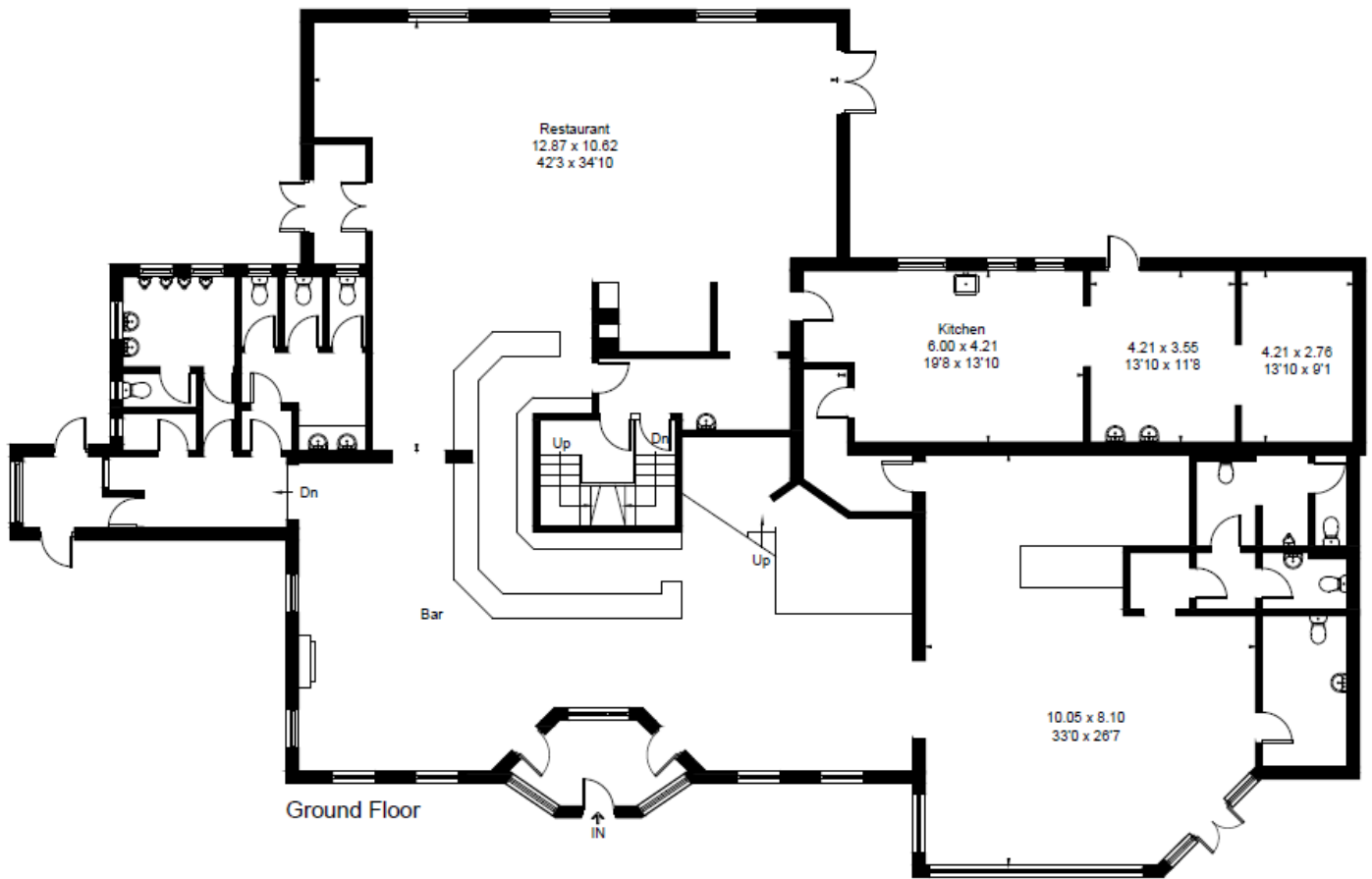


Title Plan



Floor Plans

Ground Floor



First Floor

Cellar

