

The Elephant
31 The Mall
Faversham
ME13 8JN



PUB FOR SALE - FREEHOLD £650,000

- Established wet-led Freehouse in the heart of Faversham, Kent.
- Independent no tie Free House
- Retirement sale after 20 successful years of ownership
- Two-bedroom owner's accommodation with modern kitchen & bathroom



THE ELEPHANT, 31 THE MALL, FAVERSHAM, KENT, ME13 8JN

A well-established and profitable wet-led Freehouse pub for sale in Faversham, Kent.

With a strong turnover of c. £305,000 per annum and a net profit of c. £88,000 (29% margin), this business has been successfully operated by the same owners for over 20 years, making it a genuine retirement sale opportunity.

The pub has received numerous CAMRA awards and is offered freehold to include fixtures, fittings and equipment, along with a two-bedroom owner's flat.

Trading Performance (YE July 2024):

Turnover: £303,870

Gross Profit: £183,444

Net Profit after Tax: £86,450 (29% margin)

Location

The property is located at 31 The Mall, Faversham, Kent, ME13 8JN, in a prime trading position within the historic market town of Faversham. This independent Freehouse has a unique and distinctive offering.

The premises benefit from close proximity to local amenities and enjoy strong footfall from both residents and visitors, making it an ideal opportunity for new owners to continue and further develop this long-standing and successful business.

Accommodation

The property features an attractive and characterful open-plan trading area, kitchen, rebuilt function room, oak extension, and well-maintained beer garden. Known for its ambiance and quality hand-pulled ales and beers, the pub is fully fitted and air-conditioned throughout, with a well-kept cellar and equipment. Accommodation above provides a comfortable two-bedroom owner's flat, including a separate fitted kitchen, large living space, and modern bathroom.

All white goods and equipment are included in the sale.

Training and handover support will be provided to the buyer if needed.

Basement:

Cellar and storage areas providing approx. 38.9 sq m (418 sq ft)

Additional basement store approx. 9.5 sq m (102 sq ft)

Average ceiling height: 2.2m

Ground Floor (Trading Area):

Main bar and dining areas extending to approx. 103.6 sq m (1,115 sq ft) with average ceiling height of 3.2m

Includes customer seating, bar servery, and access to ancillary areas

Ground floor store approx. 11.7 sq m (126 sq ft)

Male, female and accessible WC facilities

First Floor (Residential):

Self-contained two-bedroom owner's/manager's flat

Approx. 70.6 sq m (760 sq ft)

Accommodation comprises lounge, kitchen, bathroom and two bedrooms

Services

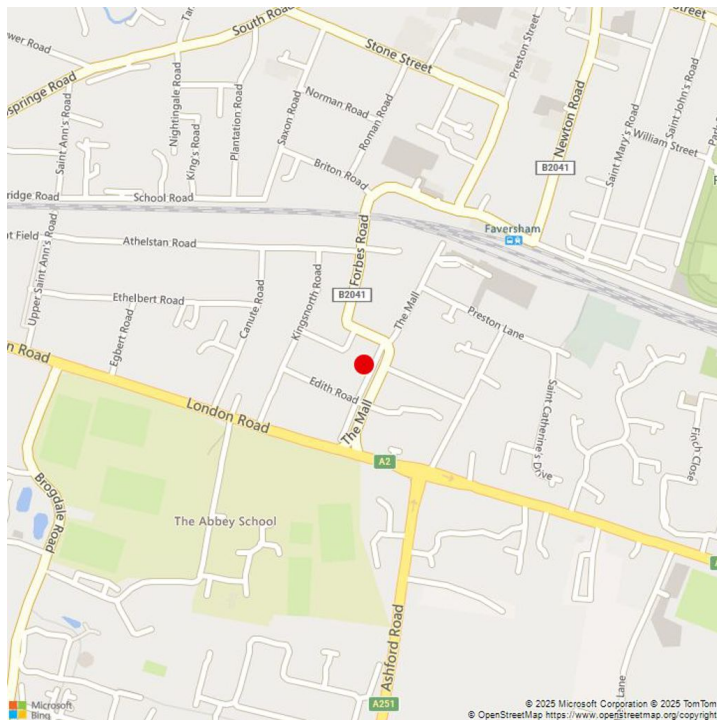
All main service are connected & the property has gas fired central heating via radiators.

Legal Costs

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

Tenure & Terms

The property is held freehold. It is free of tie and stock is available additionally at valuation.



Additional Information

Price

£650,000

EPC

Available upon request

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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