



TO LET

VILLAGE PUB WITH LETTING ROOMS & LARGE BEER GARDEN

FITZWALTER ARMS, GOODNESTONE

**FITZWALTER ARMS
THE STREET
GODNESTONE
CANTERBURY
KENT CT3 1PJ**

**Traditional English Pub in
Quintessential Village Location**

TO LET

286.4 m² (3,084 sq ft)

- **Out Buildings Suitable for a Variety of Uses**
- **3no. En-Suite Letting Rooms**
- **Manager's Flat**
- **Beer Garden with Seating**

**Viewings strictly by appointment
via sole agents:**

**William Hinckley or
Kathreen Robertson
01227 763663**

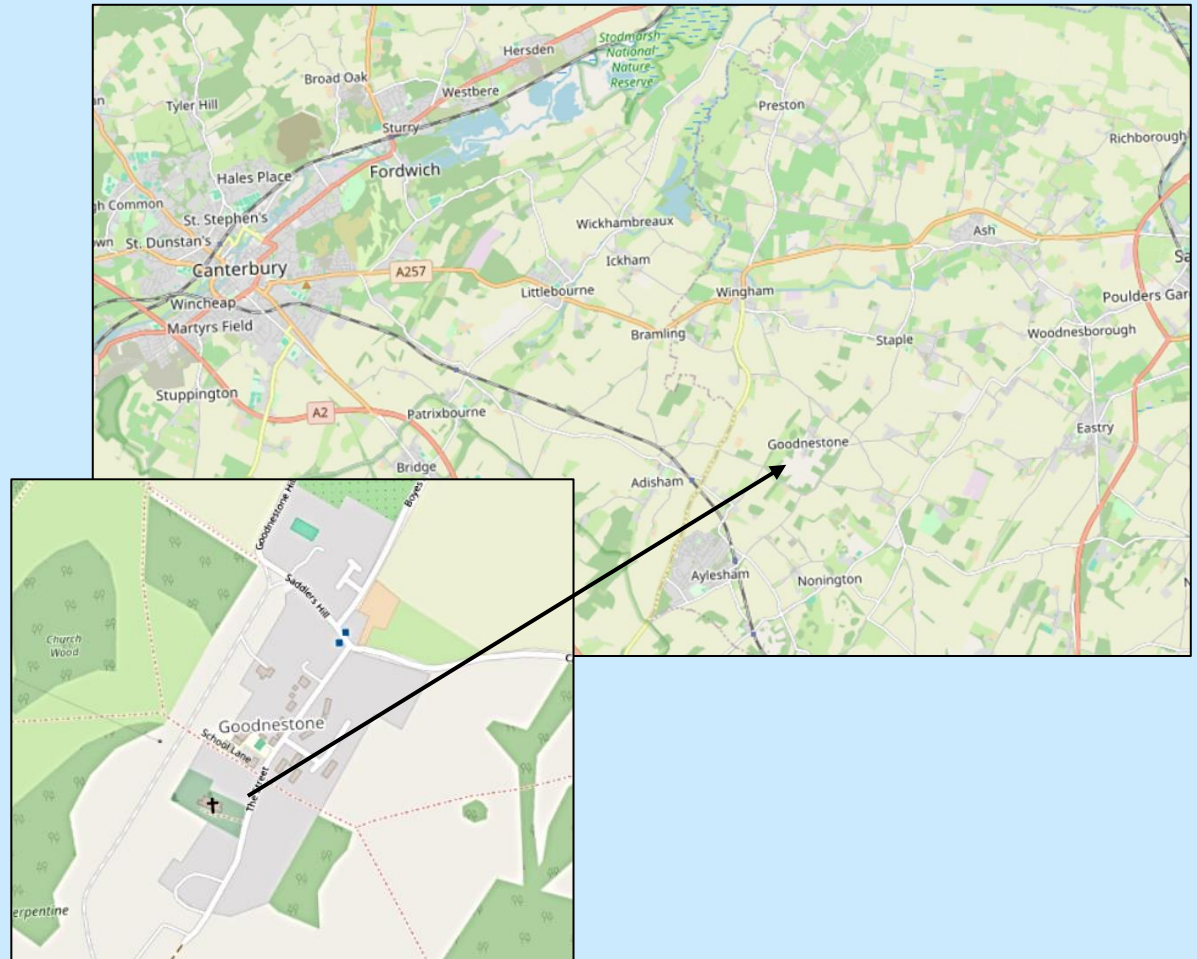
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LOCATION

The property is located in the village of Goodnestone, around 8 miles east of Canterbury, 6 miles west of Sandwich and 2 miles north of the A2 at Aylesham.

The village of Goodnestone boasts a vibrant community and is steeped in history, with the Church dating back to the 12th Century, Goodnestone House built in 1704 by Sir Brook Bridges and the surrounding meticulously maintained gardens and parkland of Goodnestone Park now having been transformed into an award-winning wedding venue, with the Old Dairy Cafe providing a popular tearoom and shop which together attract regular visitors.

The property is situated in the heart of the village next to the Church, with parking directly in front, and potential for overflow parking adjacent to the car park for Goodnestone Park and the Old Dairy Café.



DESCRIPTION

The property comprises an attractive detached Grade II Listed building.

Steps at the front of the building provide access to the ground floor, which is arranged as a main bar, and dining area having brick and wood panelled walls, wooden flooring and beamed ceilings. There is also a kitchen,, store and male and female toilets on the ground floor. The first floor provides with 3no. double letting bedrooms each with ensuite facilities, and a managers flat arranged as 2no. rooms and a bathroom. A cellar provides space for barrel storage, chiller and beer pumps.

There is access at the rear to a paved seating area and an extensive beer garden including seating and a pétanque court. There are also various outbuildings which have been used for storage with one area fitted for use as an outside bar with pizza oven.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

Our clients are seeking a rent of £20,000 per annum.

DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.



ACCOMODATION

The property has the following approximate floor areas (GIA):

Floor	Accommodation	m ²	sq ft
Ground	Bar and Seating	75.5	813
	Kitchen and Stores	70.4	758
Cellar	Barrel Stores and Pumps	25.2	271
Outside	Timber Barn Stores	40.0	431
First Floor	3no Ensuite Letting Rooms	49.3	531
	Manager's Flat	26.0	280
Total		286.4	3,084

BUSINESS RATES

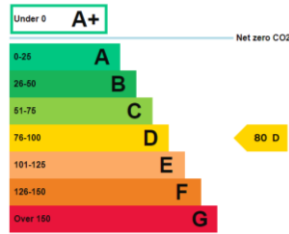
The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) of the property being:

Public House and Premises - £7,200

Occupiers may benefit from Small Business Rates Relief or Hospitality Relief, further details available from the VOA website or the agents.

EPC

The property has a current assessment within band D (80), copy of the Energy Performance Certificate is available upon request.



LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

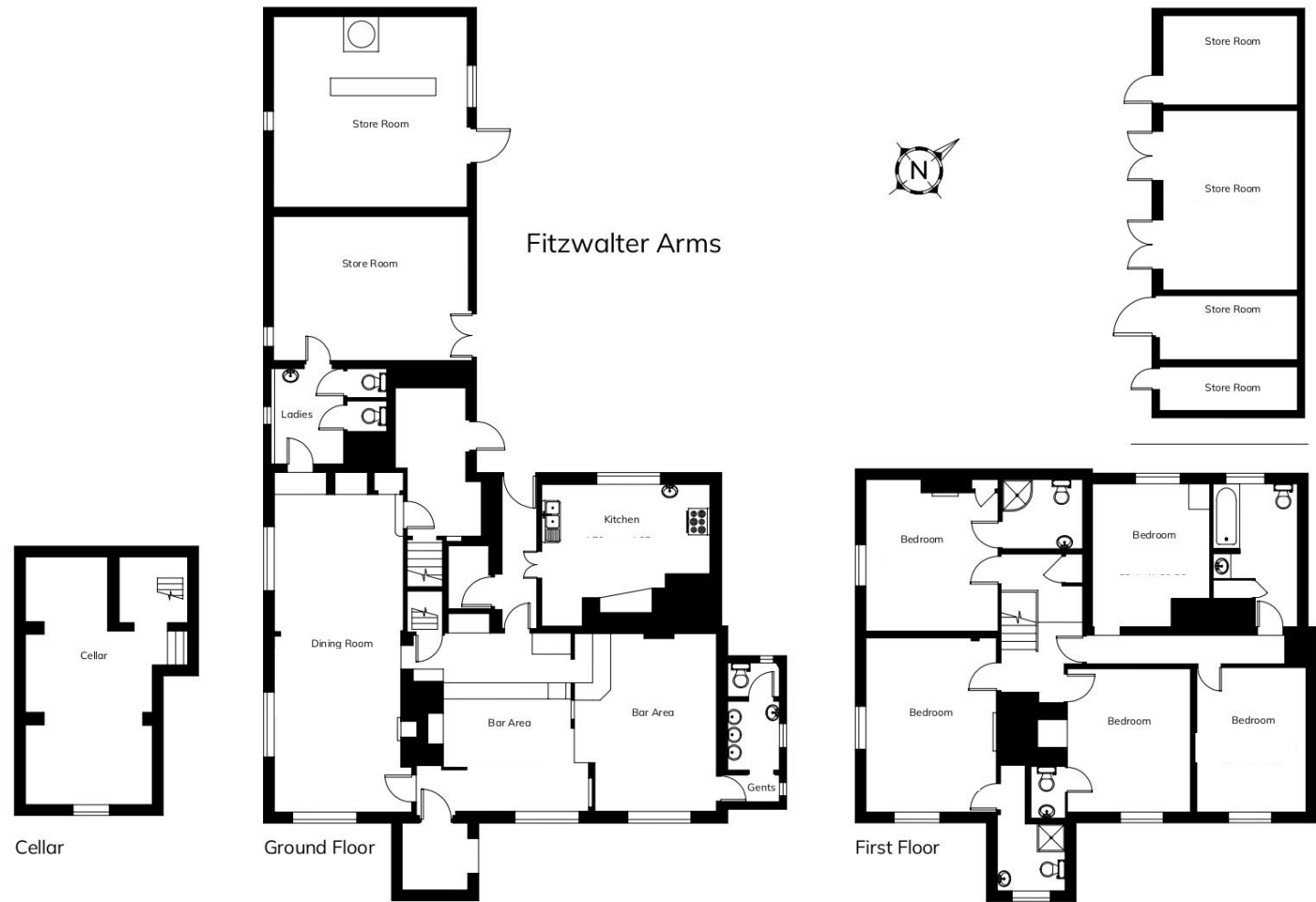
BTF

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Kathreen Robertson
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Details created July 2025



FLOORPLANS



Not to Scale



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.