

**TO LET****VILLAGE PUB WITH LARGE BEER GARDEN****CHEQUERS INN, WATERY LANE, HEAVERHAM**

**CHEQUERS INN
WATERY LANE
HEAVERHAM
KEMSING
SEVENOAKS
KENT TN15 6NP**

**Traditional English Pub in
Quintessential Village Location**

TO LET

275.6 m² (2,967 sq ft)

- **Managers Flat**
- **Two Main Bar Areas**
- **Restaurant/Seating Area**
- **Beer Garden with Seating and Children's Play Area**
- **Car Park**

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

**William Hinckley or
Will Giles
01227 763663**



LOCATION

The property is located in the centre of Heaverham, an attractive rural village near Kemsing in the Sevenoaks district of Kent. The village lies in the scenic North Downs countryside and benefits from a peaceful semi-rural setting while remaining accessible to nearby towns and transport links.

Heaverham is located approximately 3 miles north-east of Sevenoaks, which provides a wide range of shopping, leisure and commercial amenities. The area benefits from good road connectivity via A25 and M26 motorway, linking to the wider motorway network including the M25 motorway. Mainline rail services are available from stations at Kemsing, Borough Green and Sevenoaks, offering regular services to London Bridge and London Charing Cross.



DESCRIPTION

The property comprises an attractive detached, two-storey listed building having brick and weatherboard elevations and an attached timber framed barn.

It has been used as a public house for many years having two main bar areas, a further restaurant/seating area within the barn, kitchens and stores on the ground floor and staff accommodation on the first and second floors.

Externally there is a sizeable car park and large beer garden, including an outside bar, several picnic tables and a children's play area, along with a further private manager's garden.

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 **£36,000** 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.



ACCOMMODATION

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

Floor	Accommodation	m ²	sq ft
Ground	Bar and Seating	132.0	1,421
	Kitchen and Stores	47.6	512
First	Bedrooms, Sitting room, Kitchen and Bathroom	58.5	630
Second	Bedrooms and Stores	37.5	404
Total		275.6	2,967

BUSINESS RATES

The tenant will be responsible for the payment of business rates. The Rateable Value (RV) as of April 2026 for this property is shown on the Valuation Office website as follows

Public House & Premises - £22,500

The UBR for the year 2026/2027 is 43.2p or 38.2p if the business is able to obtain retail, hospitality and leisure (RHL) rates relief. Further details are available on the VOA website.



EPC

The property has a current assessment within band C (74), 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

William Hinckley
Will Giles
01227 763663

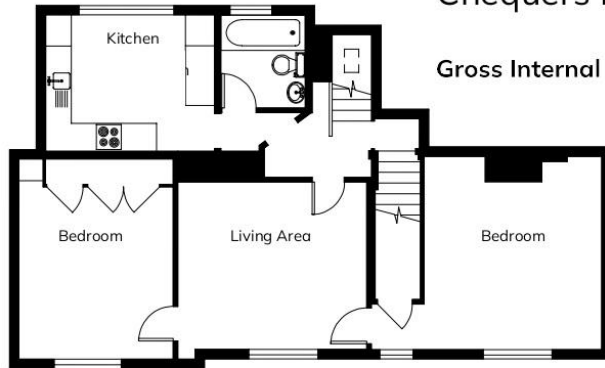
Details created March 2026



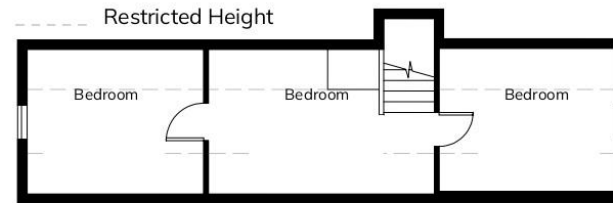
FLOOR PLANS

Chequers Inn

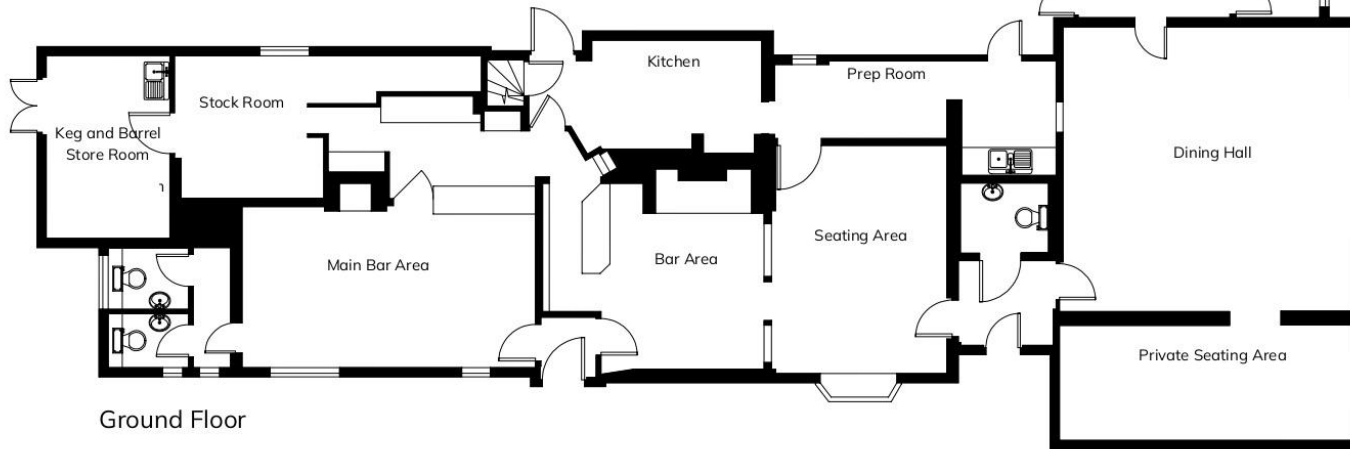
Gross Internal Area : 327.4 sq.m (3524 sq.ft.)



First Floor



Second Floor



Ground Floor

0 2 4 6 8 10 12 14 Feet
1 2 3 4 Metres For Identification Purposes Only.
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*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.