



## The Harrow Inn

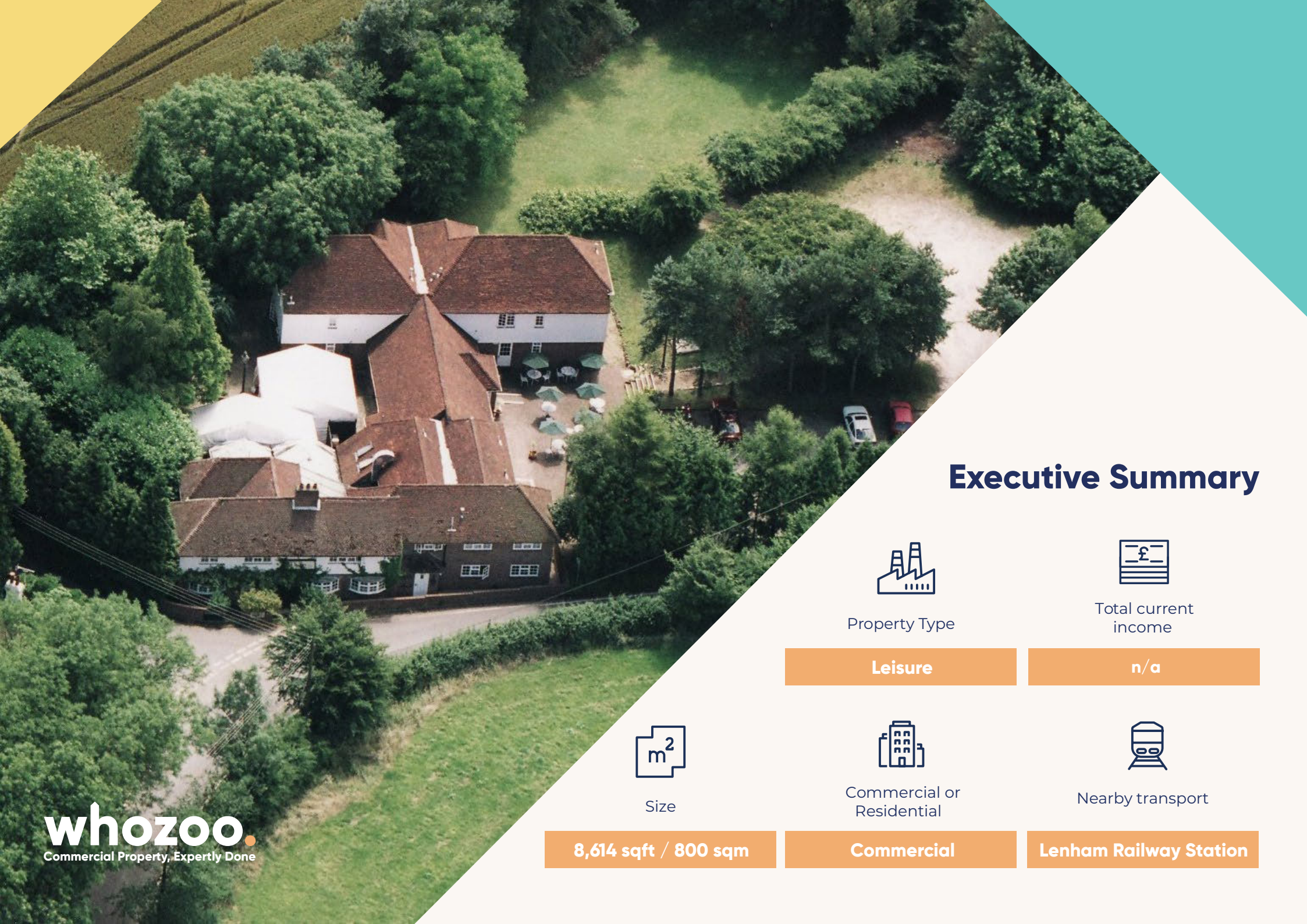
Hubbards Hill  
Warren St, Lenham  
Kent, England ME17 2ED

**HOTEL WITH  
PLANNING POTENTIAL**

**£1,000,000**

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Commercial Property, Expertly Done





# Executive Summary



Property Type

**Leisure**



Total current income

**n/a**



Size

**8,614 sqft / 800 sqm**



Commercial or Residential

**Commercial**



Nearby transport

**Lenham Railway Station**





## Description

This substantial freehold property and former 3\* hotel, wedding venue, bar and restaurant in Lenham, Kent, dates back to the 17th century.

Situated amidst picturesque farmland on the north downs of Kent. It measures 800 sqm (8614 sqft), with an overall site size of 1.75 acres.

Internally, the building has 16 rooms, 14 with en-suite, restaurant for up to 40 covers, and bar for c. 80 patrons, as well as a partially equipped commercial kitchen, staff room, office, meeting room, conservatory and extensive car park for approximately 85 cars.

The Harrow inn, sold with vacant possession, ceased trading several years ago. It previously traded well and benefitted from local trade & tourism, stop over visits and overnight stays for those travelling to the coast and ports.

Ideally suited to owner occupiers to renovate and put their own stamp on the property, property developers for a housing scheme (STP), care homes, educational sectors and registered providers.



## Location

Communications are excellent. Close to A20 and M20. The property is situated in the Kent countryside on the southern edge of the North Downs - a prosperous village, approximately 10 miles east of Maidstone Town Centre, 2.8 miles to Lenham Railway Station and 30 minute's drive to Folkestone and Dover. Co-operative supermarket is 2.2 miles away. Local attractions include Leeds Castle and the area hosts many attractions through the year including, summer concerts.



The Closest Train Station:

**Lenham Railway Station**

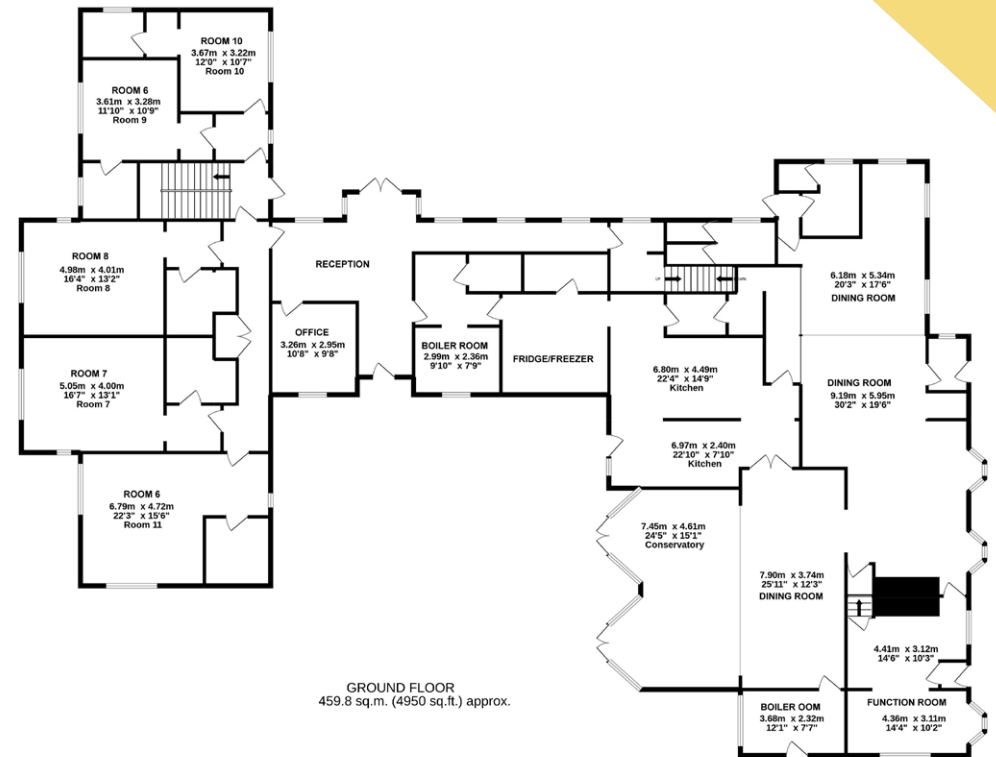
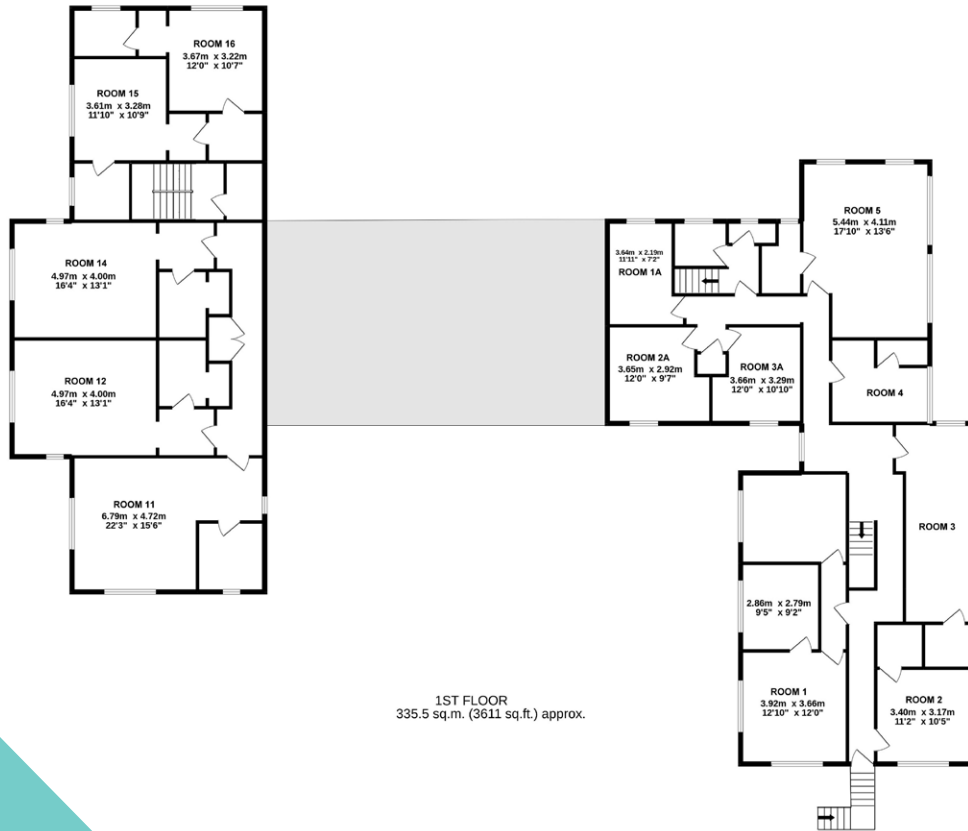


The closest local amenity:

**St Mary's Church  
(1.8 miles)**



# Planning





## Tenancies:

N/A

## VAT

The site is elected for VAT

## Proposal

Offers in Excess of £1,000,000

## Viewings

Available strictly by appointment only



## For more information please contact:



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