

PROJECT CEREMONY- September 2026

An opportunity to acquire the business and assets of an established and attractive 29 room boutique hotel and licensed wedding venue in Kent.

Opportunity

- Boutique hotel set in 3 acres of parkland with 29 en-suite rooms spread across multiple buildings and a self contained studio apartment living space.
- One of the blocks (8 x rooms) is held on a freehold basis with extension possibilities STPP, the rest of the building is subject to 2 leaseholds
- Marriage licence until 2029 with confirmed bookings throughout 2027 and 2028
- Fully functional bar, restaurant and multiple entertainment spaces
- Strong positive online customer reviews

Key Highlights

- Set across 3 acres of parkland
- Partial freehold with extension possible STPP
- Wedding bookings secured for 2027 and 2028
- Regular confirmed themed events bookings (20+ events per year) and regular coach bookings
- Restaurant, bar, events and conference centre for up to 180 people
- Buys into associate membership of renowned hotel brand for marketing and corporate bookings
- Many rooms and guest areas have recently been decorated and upgraded

Expressions of Interest

- Interested parties will be required to sign a nondisclosure agreement (NDA) before further information is provided.
- Expressions of interest are required by 5pm on Friday 2nd October 2026 with completion as soon possible thereafter.
- Best and final offers to be submitted by 5pm Friday 9th October 2026.

Financial Overview

Recent Profit & Loss

£	Audited Year end Mar 2025	Audited Year end Mar 2024	Audited Year end Mar 2023
Turnover	997,558	643,478	635,463
Gross Profit/Loss	737,246	398,287	408,577
Profit/Loss for the year	10,943	11,275	51,445

For Further Information

Further information is available upon completion and return of a Non-Disclosure Agreement (NDA), which is available on request. Enquires should be directed in the first instance to:

Important Notice

The information above has been supplied by our Client and should not be relied upon as statements or representations of fact or warranties of any kind. Eddisons, its Directors and employees shall not be responsible for any error, omission or misstatement. Neither we nor our Client accept any responsibility whatsoever in respect of these particulars, which are simply offered as a general indication to parties who may be interested. Any notice of sale does not constitute an offer or contract.

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