



The Woodman, 2 High Street, Sevenoaks, Kent TN14 5PQ

VICTORIAN PUB TO LET
IN SEVENOAKS

MEASURES
2,539 SQFT

PROMINENT POSITION
IN SEVENOAKS



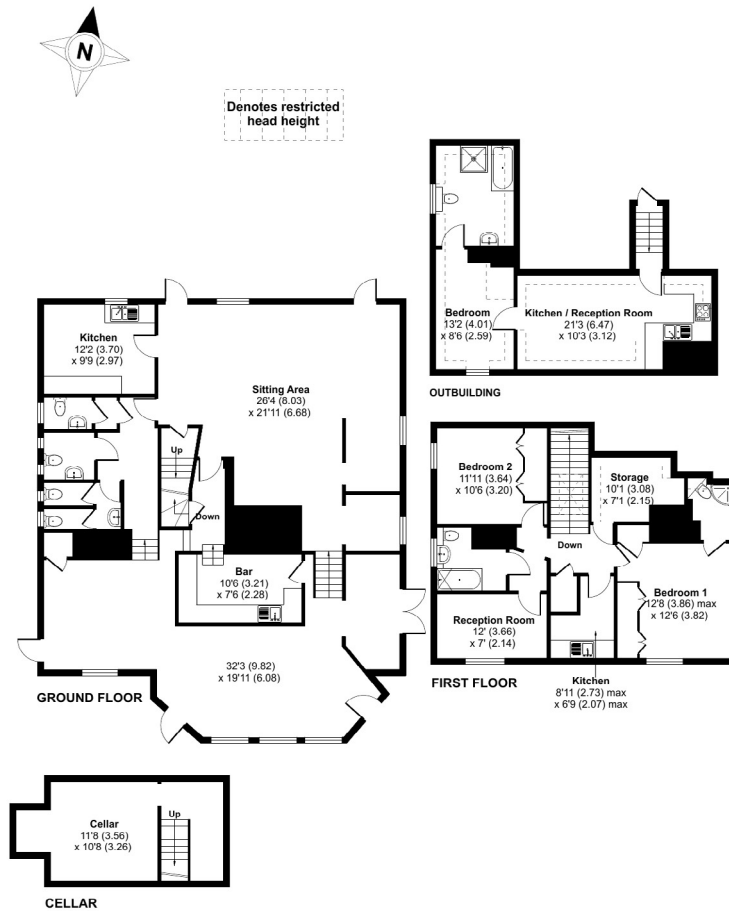
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Summary

- Victorian pub with parking to let in Sevenoaks.
- Ideal opportunity for experienced Operators.
- Prominent position with superb transport links.
- Overlooking Otford's picturesque pond & green.
- Measures c. 2,539sqft across ground floor commercial, basement, first and second floor accommodation.
- Guide Rent of £65,000pa with a Premium attached (POA).



High Street, Otford, Sevenoaks, TN14



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). ©richecom 2025. Produced for Acorn Group. REF: 1266706

Description

A unique opportunity to let this prominent, detached, Victorian building (dating back to the 18th century), which is currently being operated as a well-known pub within the local community.

The ground floor is arranged as a bar and customer seating area with a kitchen and customer toilets. There is a small 144sqft cellar below the bar at basement level. The first floor of the property is currently comprised as a 2-bedroom, 2-bath self-contained flat with reception room, kitchen, and storage, whilst the second-floor houses a further 1-bedroom flat with en-suite, kitchen and reception room.

Externally to the front/rear, there is outside seating area covered in one part and uncovered in the other. The prominent site located on a well-known junction within the local neighbourhood, has views of the landscaped green and pond, whilst further benefitting from an extensive car park to the rear of the property.

The opportunity to let The Woodman would be ideal for experienced pub / restaurant operators alike.

Current Accommodation

Area	Sqft	Sqm
Front Seating	642	60
Rear Seating	577	54
Bar	78	7
Cellar	124	12
Kitchen	118	11
Customer Toilets	171	16
First Floor Flat	500	46
Second Floor Flat	329	31
Total Existing	2,539	236



[The Property](#)

[Location](#)

[Terms](#)



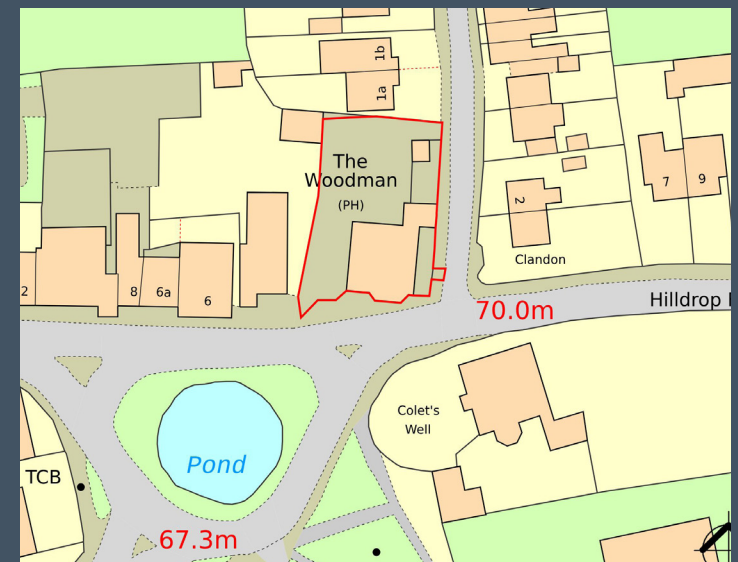
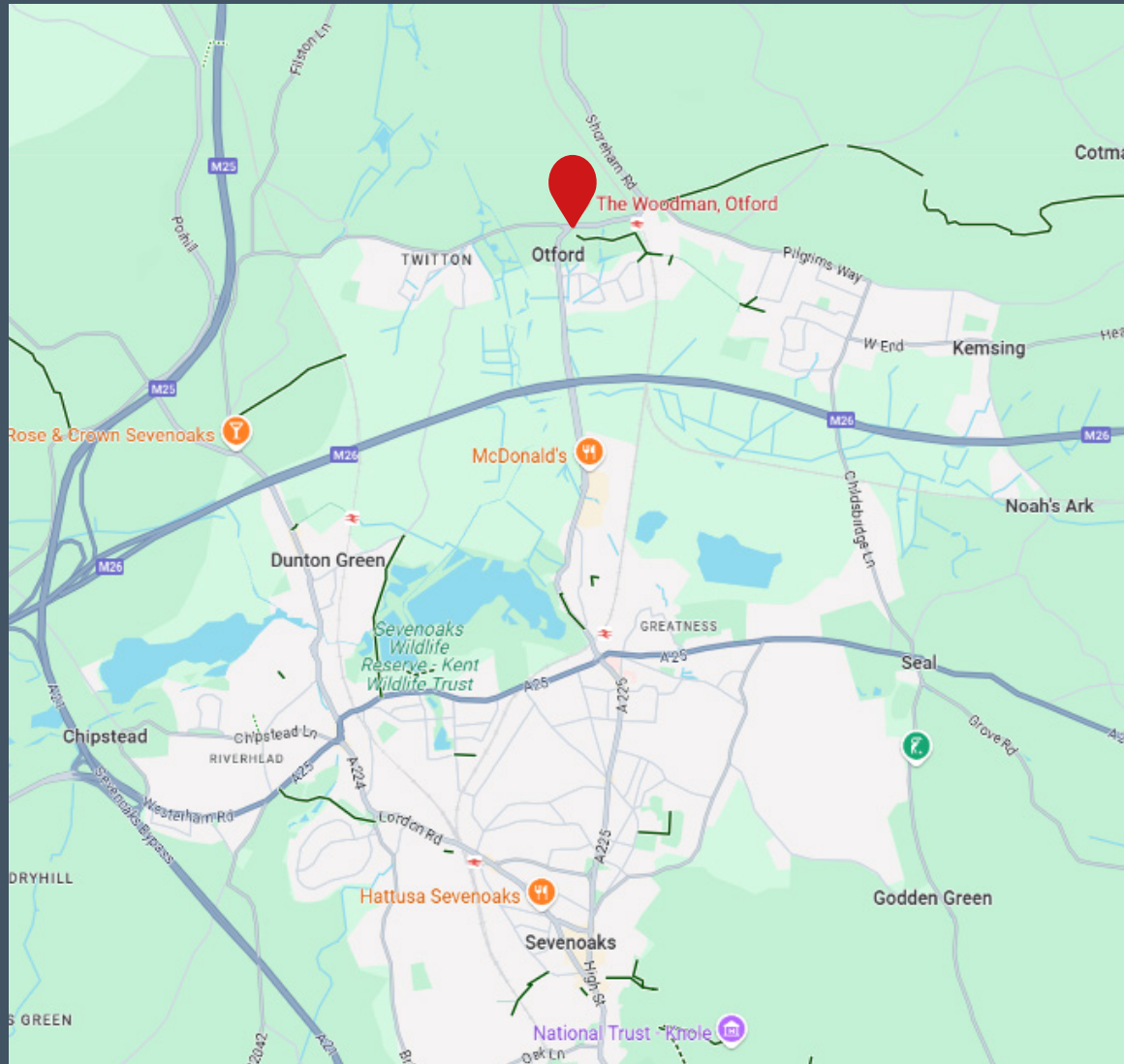
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Location

The Woodman pub is prominently situated at the far end of Otford High Street overlooking the stunning pond and green, within a prime roundabout junction. Otford Village is located just over 3 miles from Sevenoaks Town in the heart of the North Downs and is conveniently located close to both the M25, M26, and A225 which links Farningham, Eynsford, Otford and Sevenoaks to the A20. A minutes' drive away is Otford railway station which offers a direct service into London Victoria, London Blackfriars, London Waterloo East, and London Charing Cross. The station also offers direct services into Sevenoaks, Ashford, and Maidstone East.



Terms

A new fully repairing and insuring lease (FRI) direct from the landlord at £65,000 per annum with premium attached (POA). We understand that VAT is applicable.

Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £11,800. Business rates payable for the year 2024/2025 are therefore approximately £5,900pa. Interested parties are advised to visit the Valuation Office Agency website for occupier specific rates.

Further Information

The following further information is available on request:

EPC (band C)
Title documents

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial, Investment and Development team.

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The Property

Location

Terms