



A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS
Established 1890

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PERIOD PUBLIC HOUSE LEASE FOR SALE



THE BELL INN
1 SEABROOK ROAD
HYTHE
KENT, CT21 5NB



REDUCED FOR QUICK SALE TO £40,000

OFFERS INVITED ON ~~£62,500~~ LEASEHOLD (+ SAV)

To include the trade fixtures & fittings and goodwill of the business.

SOLE SELLING RIGHTS

LOCATION

The premises are situated on a prominent corner position on the eastern side of Hythe town centre and close to the Royal Military Canal.

DESCRIPTION

A well maintained Grade II Listed village public house, parts of which are reputed to date back to 1550, constructed of brick, timber framed with weather boarded upper elevations and colour washed lower elevations under a Kent peg tiled roof and containing a wealth of period features.

TENURE

The premises are held under a 21 year full repairing and insuring Enterprise Inns lease from 20th December 2004 with 12 years remaining. The current rent is £25,152 per annum with annual indexation to RPI and the lease provides for yearly reviews. There is a full wet tie and barrelage discount of £70 per barrel. The Landlords will require a security deposit equivalent to three months rental.

TRADE

We understand that turnover for the year ended 3rd April 2011 was £227,890 (excl. VAT). Trade is presently split 70% wet, 30% dry. The tenant has 82.5% of the net machine income. Details of the Vendor's Accounts, together with a copy of the Lease will be made available to genuinely interested parties following an initial viewing.

SERVICES

We are informed that all mains services are connected. Gas fired central heating is installed.

LICENSED HOURS

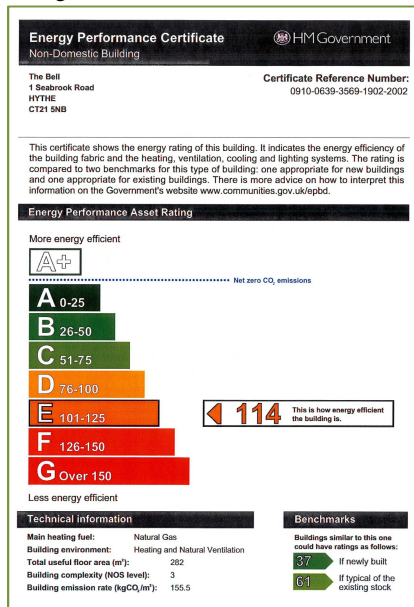
10:00 to 23:00 Sunday to Thursday, 10:00 to 00:00 Friday and Saturday.

RATES

Shepway District Council - Rateable Value £19,250. The Uniform Business Rate payable for 2011/12 is at 43.3p in the £

INVENTORY & STOCK IN TRADE

A W Gore & Co will prepare an Inventory of the trade fixtures & fittings to be included in the sale for annexation to the sales contract. Stock will be purchased in addition, at valuation, on the day of change and will include all wet and dry stocks, empties, containers, fuel and trade glassware.



TRADE ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY; GENTS off lobby, with stainless steel urinal and wash hand basin; LADIES off bar, with tiled walls, 2 wc compartments and vanity basin; split level bar areas with wooden flooring, END BAR AREA with brick fireplace, plasma screen, darts board; L-shaped wood panelled SERVERY with polished counter, fitted back display, chill cabinet, sink, wood panelled over bar; LOWER BAR AREA with part panelled walls, exposed wall and ceiling timbers; Larger L-shaped SERVERY in similar style, chill cabinet and glass washer; FRONT BAR AREA in similar style, tables & chairs for 10 cover, inglenook fireplace, FRONT ENTRANCE; RESTAURANT AREA with brick fireplace (out of use), recessed meter cupboard, tables & chairs for 16 covers, door to side (out of use), carvery station, coffee station, door to commercial kitchen, FURTHER DINING AREA for 14 covers, door to rear trade garden; LOBBY to further GENTS CLOAKROOM with stainless steel urinal, tiled walls and flooring, wc compartment and wash hand basin. To the rear of the carvery station is LOBBY/BOILER ROOM with plumbing for washing machine; Fully fitted COMMERCIAL KITCHEN with 6-ring gas hob with double oven, fume extraction, deep fat fryers, stainless steel preparation area, microwaves, fridges & freezers, stainless steel wash-up, door to service yard. REAR LOBBY behind servery; LOCK UP SPIRITS CUPBOARD; LEVEL ELECTRICALLY COOLED CELLAR with delivery doors to car park, fridges, water supply and drainage.

OUTSIDE

Large side CAR PARK for some 25 vehicles; SERVICE YARD with shed; brick built BOTTLE STORE; Paved TRADE PATIO/SMOKING SOLUTION with 3 picnic tables, awning over with lights and heaters; PETANQUE PITCH; Lawned TRADE GARDEN with 8 picnic tables; brick built GARAGE/LOG STORE.

PRIVATE ACCOMMODATION

FIRST FLOOR

Accessed from the lobby rear of servery STAIRS UP to SPLIT LANDING; Good sized front LIVING ROOM; DOUBLE BEDROOM (2); Front MASTER BEDROOM with Victorian fireplace; OFFICE/ SINGLE BEDROOM (4); DOUBLE BEDROOM (3); Large BATHROOM with over bath shower, wc and vanity basin; PRIVATE KITCHEN with plumbing for washing machine, gas cooking, airing cupboard.

VIEWING

Please view discreetly, as a customer in the first instance. Formal viewing by appointment only through the Sole Agents, A W Gore & Co, Northiam Office. (Tel: 01797 253333).

NOTE – Messrs A W Gore & Co Ltd as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co Ltd. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.

Members of the Association of Valuers of Licensed Property