



# A.W. Gore & Co. Ltd.

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LICENSED PROPERTY VALUERS  
Established 1890

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THE MILL, STATION ROAD  
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**WELL PRESENTED FREEHOLD PUBLIC HOUSE OF CHARACTER  
WITH BED & BREAKFAST ACCOMMODATION  
FREE OF ALL TRADE TIES**



**CARPENTERS ARMS  
FLETCHING STREET, MAYFIELD  
EAST SUSSEX, TN20 6TB**



**OFFERS INVITED IN THE REGION OF £549,550 FREEHOLD (+ SAV)  
To include the trade fixtures & fittings and goodwill of the business as a going concern.**

**SOLE SELLING RIGHTS**

## LOCATION

The premises are situated a short distance from the high street of Mayfield village with its good range of local shops and amenities. Mayfield is located mid way between Tunbridge Wells and Eastbourne and is some 5 miles from Wadhurst railway station with regular commuter services to London Charing Cross.

## DESCRIPTION

A public house of character, parts of which are reputed to date back to the 17<sup>th</sup> century, built of brick with colour washed lower elevations and tile hung upper elevations under a slate roof. There are exposed timbers to bar ceilings and the business has a warm family-friendly atmosphere and benefits from a pool team, darts team, crib team and three quiz teams, a local football team also meets at the house.

## TENURE

FREEHOLD with vacant possession upon completion. FREE OF ALL TRADE TIES.

## TRADE

Accounts for the year ended 31<sup>st</sup> March 2011 show turnover of £183,732 (Ex VAT). The split is 80% wet, 20% dry. Further details will be made available to genuinely interested parties following a formal viewing of the property.

## SERVICES

All mains services are connected. Gas fired central heating.

## LICENSED HOURS

10:00 to 00:00 every day.

## RATES

Wealden District Council - Rateable Value £11,250.  
Uniform Business Rate 2011/12 is at 43.3p in the £.  
Domestic accommodation Council Tax Band "A".

## 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

CENTRAL FRONT ENTRANCE leading to left hand LOUNGE BAR AREA, open fireplace with oak bressumer, plasma television, darts facilities, sofa seating, covers for 8; FURTHER LOUNGE BAR AREA with bench seating, bar stools and covers for 14; L-shaped SERVERY with panelled front, polished oak counter, fully fitted part mirrored back display, 2 treble chill cabinets, glass washer, stainless steel sink; GAMES AREA with carpeted flooring, pool and darts facilities, plasma television bench seating, further front entrance, and door to cellar. Right hand DINING AREA with brick fireplace, carpeted floor, coffee & cutlery station, and covers for 20, further front entrance; CORRIDOR off bars with storage cupboard; STORE ROOM; GENTS off, with part tiled walls, tiled flooring, 2 wall mounted bowl urinals, wc cubicle and wash hand basin; LADIES with part tiled walls, tiled flooring, 2 wc compartments and wash hand basin. LEVEL CELLAR, off pool room, electrically cooled, water supply and drainage. REAR COVERED PASSAGEWAY with freezers; STORE ROOM. COMMERCIAL KITCHEN fully fitted with 6-ring gas hob & double oven, deep fat fryer, fume extraction, stainless steel preparation area, 3 microwaves, stainless steel wash up area, serving hatch to dining area.

### OUTSIDE

FORECOURT TRADE PATIO AREA; Fenced paved raised TRADE PATIO AREA to left side of house with pergola and awning with picnic tables. There is ample roadside parking available.

### FIRST FLOOR

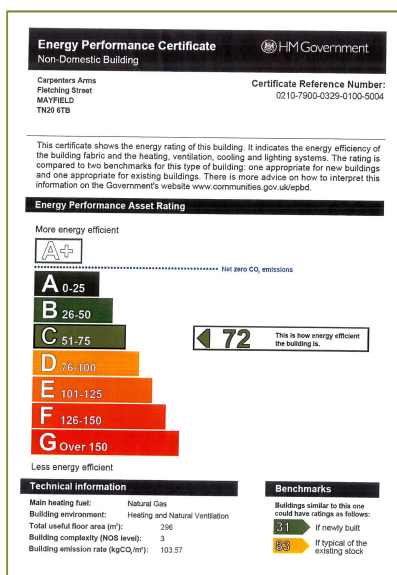
PRIVATE ACCOMMODATION All in excellent order throughout and comprising: DOMESTIC KITCHEN with oak flooring, wall & base units, electric cooker, stainless steel sink, half door leading to paved flat roof area; Front LIVING/ DINING ROOM with marble and oak fireplace with electric fire, loft hatch to boarded storage area; Rear OFFICE; MASTER BEDROOM with fitted cupboard and en suite shower, wc and wash hand basin; BOILER CUPBOARD; LINEN STORE AIRING CUPBOARD; LANDING & STAIRS DOWN to lounge bar area.

### B & B ACCOMMODATION

Large front TWIN BEDROOM with fitted wardrobes and front DOUBLE BEDROOM with skylight; BATHROOM with bath, vanity basin and wc; UTILITY CUPBOARD off with skylight, base units with worktop, washing machine and tumble dryer.

### 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