



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890

THE MILL, STATION ROAD
NORTHIAM
NR. RYE
EAST SUSSEX, TN31 6QT
TEL: 01797 253333 FAX: 01797 253366
Email: northiam@awgore.co.uk

WEST HOUSE
115 WEST STREET
FAVERSHAM
KENT, ME13 7JB
TEL: 01795 532888 FAX: 01795 537171
Email: faversham@awgore.co.uk
www.pubsales.co.uk

3 CHURCH HILL
PATCHAM OLD VILLAGE
BRIGHTON
EAST SUSSEX, BN1 8YE
TEL: 01273 565621 FAX: 01273 505039
Email: brighton@awgore.co.uk

PERIOD PUBLIC HOUSE SET IN EXTENSIVE GROUNDS LEASE FOR SALE



**THE FLYING HORSE INN
THE LEES,
BOUGHTON LEES
ASHFORD, KENT, TN25 4HH**



**OFFERS INVITED IN THE REGION OF £60,000 LEASEHOLD (+ SAV)
To include the trade fixtures & fittings and goodwill of the business as a going concern.**

SOLE SELLING RIGHTS

LOCATION

Situated in an idyllic position in the hamlet of Boughton Lees overlooking the village green.

DESCRIPTION

A detached two storey Grade II Listed public house and a detached brick built barn both built of brick with tiled roofs, extensive gardens to the rear and a field for touring caravans. The business benefits from a large function room to the rear overlooking the gardens which is used for weddings etc with space for marquee. The whole property is in good order throughout and well presented. www.theflyinghorseinn.com

TENURE

The premises are held under a 5 year rolling lease which commenced in 2009. The rent of £38,000 per annum is subject to open market review every 3rd year. The lease provides for a full wet tie to the nominated suppliers of Enterprise Inns. (The vendors have an option to buy wines & spirits out of tie at a cost of £3,000 per annum.) The Landlords will require a Security Deposit equivalent to three months rental.

TRADE

Turnover for the 12 months to 30th September 2011 was £305,394 (Excl VAT). Details of the Vendors' Accounts, together with a copy of the lease, will be made available to bona fide prospective purchasers following an initial viewing of the property.

SERVICES

All mains services are connected to the property. Gas fired central heating is installed.

LICENCES

The Premises Licence permits opening hours of 11:00 to 01:30 daily.

RATES

Ashford Borough Council informs us that the Public House & Premises is assessed to a Rateable Value of £28,250. The Uniform Business Rate for 2011/12 is at 43.3p in the £.

INVENTORY

A W Gore & Co will prepare an inventory of the trade fixtures & fittings to be included in the sale for annexation to the contract. However, none of the items will be tested.

STOCK & GLASSWARE

This will be payable in addition, at valuation, on the day of the change and will include all wet and dry stocks, empties, containers, fuel and trade glassware.

VIEWING

Please view discreetly as a customer in the first instance during normal licensed hours. Further viewing by appointment only through A W GORE & CO, Northiam Office. (Tel: 01797 253333).

TRADE ACCOMMODATION

GROUND FLOOR

FRONT ENTRANCE LOBBY and FURTHER CORNER ENTRANCE off car park, both leading to MAIN FRONT BAR AREA with oak flooring, part panelled walls, exposed ceiling timbers, open brick fireplace with plasma screen over, fitted bench seating and covers for 14 here; RIGHT HAND AREA with exposed brick wall, seating for 18 covers, bar stools fronting a SERVERY with panelled front and polished counter, fully fitted part mirrored back display, cash register, 2 double and 1 single chill cabinets, wash-up with glass washer; REAR DINING AREA with very large inglenook fireplace with oak bressumer and at the opposite end is a further open brick fireplace, carpeted floor, seating for 35+ covers; LOBBY; STORE ROOM off; TOILETS off, GENTS with slab wall urinal, wash hand basin and WC; LADIES with vanity basin and two WC's; OFFICE; Steps down to cellar; Central very large COMMERCIAL KITCHEN with DRY STORE, central stainless steel preparation area, 6-burner gas range with double oven under, 2 deep fat fryers, fume extraction, griddles, microwaves, commercial fridges & freezers, wash-up area, side door to private garden; REAR LOBBY with glass panelled door leading to rear trade garden, access to private accommodation; FUNCTION ROOM with brick floor, exposed ceiling timbers, double casement glazed doors to trade patio area and garden, large plasma screen, small raised carpeted seating area, L-shaped SERVERY with oak panelled front, polished counter, fitted mirrored back display, double chill cabinet; STAIRS UP to carpeted GALLERIED AREA with vaulted ceiling and exposed timbers, covers for 30, projector for seminars etc.

BASEMENT

LOCK-UP WINE STORE; Good sized INNER CELLAR electrically cooled, delivery drop from side, sump pump and butler's sink.

PRIVATE ACCOMMODATION

Stairs up from rear lobby to:

FIRST FLOOR

LANDING, DOUBLE BEDROOM (4); LOBBY; Large LIVING ROOM; HALLWAY; Small KITCHENETTE off, fully fitted with wall and base units, electric hob, washing machine and tumble dryer; MAIN HALLWAY; Large DOUBLE BEDROOM (1); Small SINGLE BEDROOMS (2 & 3); DOUBLE BEDROOM (5) overlooking the cricket pitch; TWO BATHROOMS, each with over bath shower, WC and pedestal hand basins.

Off the lounge is a STAIRCASE UP to:

ATTIC FLOOR

DOUBLE EAVES BEDROOM and DRESSING ROOM with access to metal FIRE ESCAPE down to garden.

OUTSIDE

FRONT TRADE PATIO with picnic tables overlooking the village green; PRIVATE GARDEN/SERVICE AREA; LAUNDRY ROOM with 2 washing machines and ice machine; BOILER/STORE ROOM; CAR PARK for up to 30 vehicles; LARGE REAR TRADE GARDEN with picnic tables; TOURING CARAVAN FIELD.

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