



A.W. Gore & Co. Ltd.

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

PUBLIC HOUSE LEASE FOR SALE FREE OF ALL TRADE TIES



THE GEORGE
SHALMSFORD STREET, CHARTHAM,
NR CANTERBURY, KENT, CT4 7RY



REDUCED TO £45,000

OFFERS INVITED IN THE REGION OF ~~£52,500~~ LEASEHOLD (+ SAV)

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

SOLE SELLING RIGHTS

LOCATION

The premises are situated in a prominent position in the village of Shalmsford Street, between Ashford and Canterbury, and just to the south east of the A28.

DESCRIPTION

A fully detached public house set in extensive grounds, built of brick, part tile hung upper and part colour washed lower elevations, with a pitched and catslide Kent peg tiled roof. In good order throughout.

TENURE

A private free of tie lease with 13 years remaining. Rent £25,000 per annum, with review to open market rental value every 3rd year, the next due in November 2014. The freeholder will require a Security Deposit.

TRADE

We understand that turnover for the year ended 31st March 2010 amounted to £138,811 (ex VAT). 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

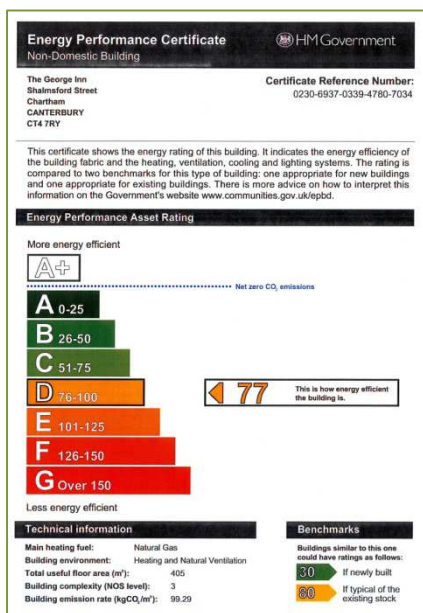
10:00 to 00:00 Monday to Thursday, 10:00 to 01:00 Friday, Saturday and Sunday.

RATES

Canterbury City Council - Rateable Value £14,750. The Uniform Business Rate for 2012/13 is at 45p 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

CENTRAL FRONT ENTRANCE LOBBY to left hand PUBLIC BAR AREA with parquet flooring, half panelled walls, plasma screen, brick fireplace, seating for 6 and bar stools; L-shaped SERVERY; Brick archway leading to GAMES ROOM with tiled floor, pool and darts facilities and door to side car park; GENTS TOILETS off, with wc compartment, slab wall urinal and wash hand basin; Right hand MAIN BAR with brick fireplace housing a wood burner, tables & chairs for 14 covers, with adjoining semi-circular SERVERY with panelled front, polished top, fully fitted part mirrored back servery with glass washer, 2 chill cabinets, access to good sized LEVEL CELLAR fully cooled, with water supply and drainage, delivery access from car park; DINING AREA (25 covers), door to garden; steps down to FURTHER DINING AREA (23 covers) with bow window overlooking the garden, fireplace and exposed ceiling timbers; COMMERCIAL KITCHEN with 6-burner gas hob with double oven under, fume extraction, deep fat fryers, microwaves, stainless steel preparation areas, stainless steel wash-up area, fridges, door to service yard with external FREEZER/DRY STORE. LOBBY off main bar area to BOILER/METER ROOM; LADIES CLOAKROOM with tiled floor and walls, 2 vanity basins and 2 wc cubicles; STOREROOM.

EXTERNALLY:

EXTENSIVE GARDENS to the rear including LARGE PATIO AREA with 20 picnic tables; MAIN LAWNED TRADE GARDEN with 11 picnic tables and children's play equipment including a zip wire; CONCRETE STANDING (for marquee); CAR PARKING to front and sides of property for some 40 vehicles.

PRIVATE ACCOMMODATION

STAIRS UP from main bar area to LANDING: Large double aspect SITTING ROOM leading to rear KITCHEN AREA fitted with wall and base units, fridge & freezer; SEPARATE WC with wash hand basin; UTILITY ROOM with plumbing for washing machine; TWO DOUBLE BEDROOMS; steps down to HALF LANDING; BATHROOM with bath, wc and wash hand basin; DRESSING ROOM/SINGLE BEDROOM leading to ADJOINING STUDY/ DOUBLE BEDROOM; stairs up to FURTHER HALF LANDING and ATTIC with large walk-through WARDROBE and STORAGE ROOM/BEDROOM with fitted 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