



A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS
Established 1890

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**MID TERRACED BRASSERIE / RESTAURANT & BAR
COMPLETELY REFURBISHED TO AN EXCEPTIONAL STANDARD
VIEWS OVER SEAFRONT & CHANNEL
FREE OF ALL TRADE TIES**



**THE J D BAR
1 CLAREMONT, HASTINGS, EAST SUSSEX, TN34 1HA**



**OFFERS INVITED IN THE REGION OF £475,000 FREEHOLD (+ SAV)
To include the trade fixtures & fittings and goodwill of the business as a going concern.**

ALTERNATIVELY - A NEW LEASE TO BE GRANTED

SOLE SELLING RIGHTS

THE J D BAR
4 CLAREMONT, HASTINGS, EAST SUSSEX, TN34 1HA

LOCATION

The property is situated in the coastal town of Hastings, a short walk from the town centre and positioned just off the seafront.

DESCRIPTION

A 5-storey mid terraced property with basement, built of brick with colour washed front elevation under a slate roof.

TENURE

Freehold and **FREE OF ALL TRADING TIES**. Alternatively a new full repairing & insuring free of tie lease to be granted for a term of 10 years, contracted out of the Landlord & Tenant Act, at a commencing rent of £25,000 per annum.

TRADE

The business had been run under tenancy therefore no historic trade can be sold nor warranted. For the past 12 months it has been trading under new management and trading information with regard to current turnover can be made available to genuinely interested parties following an initial viewing, though potential purchasers are required to make their own estimates of likely turnover, taking into account the style and location of the property.

SERVICES

All mains services are connected to the property. None tested. The Energy Performance Asset Rating is D96.

LICENSING

The Premises Licence permits opening hours of 10:00 to 02:00 Monday to Saturday and from 12:00 to 00:30 on Sunday. There is a Pavement Licence for 4 tables at the front of house.

RATES

Hastings Borough Council informs us that the property is assessed as Restaurant & Premises to a Rateable Value of £6,400. The Uniform Business Rate for 2011/12 is at 42.6p 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 sales 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.

ACCOMMODATION

GROUND FLOOR

MAIN BAR AREA with half panelled walls, wooden flooring, attractive contemporary style furnishings and seating for approximately 25 covers; **SERVERY** with panelled front, granite counters, fully fitted mirrored back display, chill cabinet; coffee machine; **UTILITY ROOM** with dish washer; **DRY STORE AREA**; **COMMERCIAL KITCHEN** with 6-burner gas double oven, griddle, deep fat fryer, fume extraction, stainless steel walls, wash-up and preparation areas, door to rear courtyard, stairs down to: -

BASEMENT

BAR AREA, carpeted floor, shelving to perimeter with bar stools, dance floor to the rear with DJ's booth and storage areas; **SERVERY** with wooden counter, chill cabinet, wash-up; **GENTS CLOAKROOM** with stainless steel wall mounted urinal, wc and wash hand basin; **LADIES CLOAKROOM** with wc and vanity basin; **BEER CELLAR** to rear.

FIRST FLOOR

STAIRS UP from ground floor bar to **RESTAURANT/FUNCTION ROOM**, half panelled walls, wooden flooring, attractive bay window with views over the seafront and Channel, seating for a further 25 covers; rear **STORAGE AREA**, **FIRE ESCAPE**; **LANDING** with French oak flooring; Store cupboard to side. **LADIES CLOAKROOM** with tiled walls, non-slip flooring, 2 wc's and wash hand basin; **GENTS CLOAKROOM** with non-slip flooring, stainless steel wall mounted urinal, wc and wash hand basin;

SECOND FLOOR

PRIVATE ACCOMMODATION

SPLIT LANDING; **OFFICE** to rear; **BATHROOM** with tiled walls and flooring, panelled bath, wc and wash hand basin, Large **LIVING ROOM** attractive bay window with sea views, Victorian ducks nest fireplace with pine surround and mantel; kitchen fully fitted with wall and base units, worktop, gas cooking, stainless steel sink unit, breakfast area to side; **DOUBLE BEDROOM** (over office) recently refurbished to an extremely high standard; **UTILITY ROOM** with plumbing for washing machine and tumble dryer; **BATHROOM** fully tiled, with over bath shower, wc and vanity basin; **DOUBLE BEDROOM** to front with walk-in wardrobe; galleried banister, stairs up to further **ATTIC BEDROOM**, **EAVES STORAGE AREAS**.

OUTSIDE

REAR COURTYARD.

AGENT'S NOTE

The very spacious three bedroom accommodation could be split into manager's/staff accommodation as well as owners' private flat.

VIEWING

Please view discreetly, as a customer in the first instance. Further viewing by appointment only through sole agents A W Gore & Co Ltd, 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