



A.W. Gore & Co. Ltd.

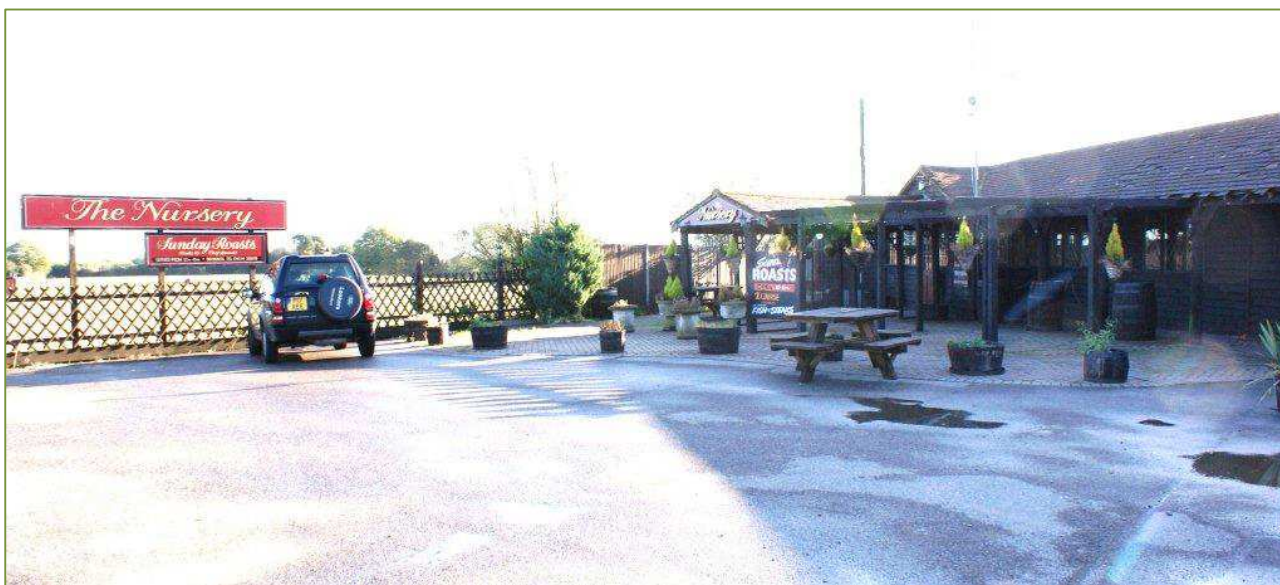
LICENSED PROPERTY VALUERS
Established 1890

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ON THE INSTRUCTIONS OF A PRIVATE LANDLORD A NEW 3 YEAR FREE OF TIE TENANCY TO BE GRANTED



THE NURSERY Restaurant
DUNN STREET ROAD
BREDHURST
GILLINGHAM
KENT, ME7 3ND



ESTIMATED "INGOINGS" £30,000 (+ SAV)

To include trade fixtures & fittings.

SOLE LETTING RIGHTS

THE NURSERY RESTAURANT
DUNN STREET ROAD, BREDHURST, GILLINGHAM, KENT, ME7 3ND

LOCATION

The premises are situated in the hamlet of Bredhurst just to the southwest of Junction 4 of the M2.

DESCRIPTION

A single storey building with large car park. Currently an occasions venue catering for weddings etc, 150 seated, or up to 250 for a buffet.

TENURE

A 3 year tenancy will be granted, contracted out of the Landlord & Tenant Act, at a commencing rent of £30,000 per annum. The Private Landlords will require a Security Deposit of £2,500. The tenancy will be free of all trade ties, including machines.

TRADE

No trade figures are being represented. Interested parties must make their own assumptions as to likely achievable trade, taking into account the style and location of the property.

TRADE ACCOMMODATION

FRONT ENTRANCE LOBBY leading to RECEPTION AREA; Panel fronted SERVERY with granite worktop, fully fitted part mirrored back display, storage cupboard, 2 double chill cabinets; LEVEL ELECTRICALLY COOLED BEER CELLAR with water supply and drainage; LOUNGE BAR AREA with table & chairs for 8, sofa seating, coffee station, glass & cutlery station, small seating area for approximately 20; LOBBY to LADIES with 2 wc compartments, vanity basin; DISABLED WC/GENTS with 2 wall mounted urinals, wash hand basin; MAIN FUNCTION ROOM licensed for 150 persons, front raised stage area, electrics cupboard, carpeted flooring, concertina casement doors leading to courtyard; MEETING/CONFERENCE ROOM off to the rear with large table and chairs for 12 persons; FURTHER SERVERY with panelled front, granite worktop, part mirrored back display, 2 double chill cabinets, glass washer; LOBBY to DISABLED/GENTS WC; LADIES with 2 wc cubicles and vanity basin; fire exit. UTILITY LOBBY with boiler and washing machine; STAFF WC off with wash hand basin; Good sized COMMERCIAL KITCHEN with stainless steel wash-up area, stainless steel preparation areas, 2 x 6-burner hobs with double ovens under, fume extraction, griddle, deep fat fryers, fridges, freezers; STORE ROOM with chest freezers and fridges; rear door to service yard for deliveries.

PRIVATE ACCOMMODATION

Adjacent self contained unit comprising TWO DOUBLE BEDROOMS; Good sized LIVING ROOM; SHOWER ROOM; SMALL KITCHEN.

OUTSIDE

LARGE CAR PARK for approximately 100 vehicles, FRONT TRADE PATIO AREA with picnic tables; PERGOLA and ENTRANCE CANOPY; ENCLOSED PAVED COURTYARD PATIO/SMOKERS' AREA with tables & chairs for 25; SERVICE YARD.

SERVICES

Mains water and electricity services are connected to the property. Cesspit drainage. Bulk 2000 litre tank Calor gas for cooking, hot water and central heating.

LICENCES

The Premises Licence permits licensing hours from 10:00 to 02:00 Monday to Saturday and from 10:00 to 23:00 on Sunday.

RATES

Medway Borough Council informs us that the property is assessed to a Rateable Value of £9,200. The Uniform Business Rate payable for 2011/12 is at 42.7p in the £.

INVENTORY

A W Gore & Co will prepare an inventory of the trade fixtures & fittings to be purchased at valuation.

STOCK & GLASSWARE

This will be payable in addition, at valuation, on the day of change.

VIEWING

Currently open for pre-booked occasion venues only, approximately 3 days a week. Viewing only by appointment through A W Gore & Co, Northiam Office (Tel 01797 253333).

LETTING TERMS

1. The Freeholder will grant a THREE YEAR rolling tenancy agreement contracted out of the Landlord & Tenant Act.
2. Rent £30,000 per annum. Rent to be paid monthly in advance and by Standing Order.
3. The proposed tenant will purchase the trade inventory at valuation.
4. The proposed tenant will purchase the glass, stock, loose catering effects and sundries at valuation.
5. The tenant will be responsible for interior decorations and minor repairs.
6. The tenant will be responsible for payment to the Landlord for the Buildings Insurance premium on an annual basis (to be arranged through the Landlord's agents).
7. The Tenant to receive all income in respect of any machines on the premises.
8. There would be NO TIE for the purchase of beer, wine, spirits or minerals.
9. Six months notice to quit required after initial one-year term.
10. The Tenant will be responsible for the Landlord's legal fees (approx £2,000).
11. The Tenant shall pay to the Landlord a deposit of £2,500 to be deposited in a Building Society of the Landlord's choice.
12. The new tenant would pay a letting fee plus usual change fees to A W Gore & Co Ltd.

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