



A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS
Established 1890

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GRADE II LISTED PUBLIC HOUSE

SET IN THE RURAL LOCATION OF ARLINGTON

FREE OF ALL TRADING TIES



THE OLD OAK INN

CANEHEATH, ARLINGTON, NR POLEGATE, EAST SUSSEX, BN26 6SJ

OFFERS INVITED IN THE REGION OF £645,000 FREEHOLD
to include the trade fixtures & fittings and goodwill of the business.

SOLE SELLING RIGHTS

**THE OLD OAK INN
ARLINGTON**

ACCOMMODATION

GROUND FLOOR

TWO FRONT ENTRANCE PORCHES leading to the two main bar areas of considerable character, with exposed timbers to walls and ceiling; Right hand **BAR** with two inglenook fireplaces each with wood burning stove, carpeted flooring, settle seating, tables & chairs for some 35 covers; **BAR SERVERY** with polished oak top, shelving under, work surface; **SNUG BAR** with covers for 8, carpeted flooring and half panelled walls; Left hand **LOUNGE BAR** with carpeted flooring, feature fireplace, wall seating and covers for approximately 30; **L-SHAPED LOUNGE BAR SERVERY** fully fitted with polished oak top, shelving under, chill cabinet, work surface.

LADIES CLOAKROOM fully tiled walls & flooring, wc and vanity basin; **GENTS CLOAKROOM** fully tiled walls & flooring, 2 wall mounted bowl urinals, wc and vanity basin; Large spacious **COMMERCIAL KITCHEN** very well equipped with good range of commercial catering equipment including six-burner gas hob with double oven under, fume extraction, deep fat fryers, stainless steel wash-up and stainless steel preparation areas, freezers & fridges, delivery door to side of property.

Between the bars and servery is a **MIDDLE CELLAR** with stillage for 5 barrels, cooling probes fitted, sink unit, glass washer; Further electrically cooled **BEER CELLAR** with rear delivery access, ice making cabinet and water supply.

LIVING ACCOMMODATION

SECOND FLOOR

BATHROOM with bath, wc and wash hand basin; **OUTER STORAGE ROOM**; **DOUBLE BEDROOM** with gallery; walk through to **ATTIC STORE ROOM**; **LANDING & STAIRS DOWN** to: -

FIRST FLOOR

GALLEY KITCHEN with plumbing for washing machine, electric cooker, single drainer stainless steel sink unit, wall & floor cupboards and work surfaces; **MASTER BEDROOM** with en suite bathroom with over bath shower, wc and vanity basin; **LIVING ROOM** with **OFFICE/DOUBLE BEDROOM** off, hatch to gallery above; **SINGLE BEDROOM** with fitted cupboard and dressing room; **BATHROOM** with over bath shower, wc and 2 vanity basins; **LANDING** (Please note that there is access here to the middle cellar below) & **STAIRS DOWN** to

GROUND FLOOR

PRIVATE ENTRANCE LOBBY with separate self-contained access from rear.

Please Note: The private accommodation was converted from 4 cottages and the rooms are all inter- connecting.

OUTSIDE

Large gravelled **CAR PARK** to front and side of property, with picnic tables and parking for approximately 35-40 vehicles; **SECURE CHILDREN'S PLAY AREA** to side; **TRADE GARDEN** with picnic tables accessed from side car park; **SECURE PRIVATE AREA** to side and rear with **DOUBLE GARAGE**, **FORMER STABLE BLOCK** providing storage facilities; walk in chiller; further dry storage area, bulk oil tank and private parking.

VIEWING

Viewing strictly by appointment through the sole agents A W Gore & Co., Northiam Office. (Tel: 01797 253333).

LOCATION

The premises are situated a few miles from Arlington village, and approximately 3 miles from the A22 Polegate – Eastbourne road, some 10 miles north of Eastbourne and 3 miles west of the market town of Hailsham.

DESCRIPTION

A fully detached Listed Grade II period freehouse, built of brick with colour washed elevations under a tiled roof, with a wealth of exposed timbers, inglenook fireplaces and character throughout. The property benefits from a large car park to the front, trade gardens with play equipment and far reaching views.

TENURE

Freehold with vacant possession and free of all trading ties.

TRADE

Turnover for the year ending 31st March 2011 was £299,525 (Excl. VAT). The split being - wet £133,639/ dry £165,886. It should be noted that the property is at present run under management. Further details of these and previous years accounts can be made available to bona fide prospective purchasers following a formal viewing of the property.

SERVICES

We are informed that the property has mains electricity and water supply. Cooking by way of propane gas. Full oil fired central heating throughout. Drainage to cess pit. The Energy Performance Asset Rating is C53.

LICENCES

The Premises Licence permits the sale of alcohol from 10:00 to 00:00 daily.

RATES

Wealden District Council informs us that the property is assessed to a Rateable Value of £30,500. The Uniform Business Rate for 2011/12 is at 43.3p in the £, although Transitional Relief may apply. The Private Accommodation is in Council Tax Band "C".

INVENTORY

A W Gore & Co will prepare an inventory of the trade fixtures and fittings to be included in the sale for annexation to the sales contract.

STOCK & GLASSWARE

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

AGENT'S NOTE

This is a rare opportunity to acquire this freehold public house that was originally four cottages, parts of which are reputed to date back to 1733, and which was converted to an ale house in the early 1900's. Full planning consent has been granted for a single storey extension to side and rear to provide further dining areas for some 40-50 covers. Plans available for inspection upon request.

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

