



A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS
Established 1890

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COMMUNITY PUBLIC HOUSE LEASE FOR SALE



PUNCH & JUDY 11 ST. STEPHEN'S STREET, TONBRIDGE, KENT, TN9 2AB



REDUCED TO £57,500

OFFERS INVITED IN THE REGION OF ~~£68,000~~ LEASEHOLD (+ SAV)
To include the trade fixtures & fittings and goodwill of the business as a going concern.

SOLE SELLING RIGHTS

PUNCH & JUDY
11 ST STEPHEN'S STREET, TONBRIDGE, KENT, TN9 2AB

LOCATION

Located in St Stephen's Street, which runs between Pembury Road and Priory Road, and within a short walk from the mainline station.

DESCRIPTION

An end of terrace property built of brick with colour washed upper front elevation under a slate roof. The Punch & Judy is a popular locals pub with open mic' nights and themed acoustic sessions, comedy nights, fish & chip nights, and every Saturday is steak night.

TENURE

The premises are held under a 5 year lease which commenced on 3rd December 2009. The rent of £25,000 per annum is subject to annual indexation and open market review on 2nd December 2014. The lease provides for a beer, cider and FABs tie only to the nominated suppliers of Enterprise Inns. The Landlords will require a Security Deposit equivalent to three months rental.

TRADE

Turnover for the year ended 31st March 2011 was £310,868 (Excl VAT). 93% wet, 7% dry. Details of the Vendor's Accounts can 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 08:00 to 01:00 every day.

RATES

Tonbridge & Malling Borough Council informs us that the Public House & Premises is assessed to a Rateable Value of £14,750. The Uniform Business Rate 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 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.

ACCOMMODATION

BASEMENT

Access from servery to METER CUPBOARD; STAIRS DOWN to OUTER CELLAR with shelving, delivery drop, drainage and sump pump; INNER ELECTRICALLY COOLED BEER CELLAR.

GROUND FLOOR

FRONT ENTRANCE PORCH; Right hand DELIVERY LOBBY with drop to cellar; GENTS WC off, with slab urinal, wc and wash hand basin; Split level MAIN BAR AREAS with oak panelled walls, sofa seating, bar stools, tables & chairs, plasma screen, brick fireplace with wood burner, part tiled floor, bar billiards; Horseshoe shaped SERVERY with panelled front, polished counter and fully fitted back display, triple chill cabinet, glass washer, wash hand basin and door to cellar; LADIES TOILETS with 2 WC compartments, wash hand basin; CLEANERS CUPBOARD; raised RESTAURANT AREA with vaulted ceiling, exposed timbers and brickwork, half panelled walls, plasma screen, seating for 25 covers. STAIRS UP from rear of bar area to:

FIRST FLOOR

COMMERCIAL KITCHEN with dumb waiter to bar area, 6-burner gas range with double oven, 2 deep fat fryers, fume extraction, stainless steel preparation area, microwaves, wash-up area.

PRIVATE ACCOMMODATION

Front LIVING ROOM; BATHROOM with bath, wc and wash hand basin, plumbing for washing machine & tumble dryer; LANDING & STAIRS UP to:

SECOND FLOOR

Rear DOUBLE EAVES BEDROOM with built-in wardrobes; STOREROOM/WC with wash hand basin.

OUTSIDE

Rear RAISED DECKED AREA with tables & chairs for 20 covers.

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).

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