



# A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS  
Established 1890

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**FREEHOLD PUBLIC HOUSE  
IN IDYLIC VILLAGE GREEN POSITION  
FREE OF ALL TRADE TIES**



**THE ROSE INN  
THE GREEN, WICKHAMBREAUX  
NR CANTERBURY, KENT, CT3 1RQ**



**OFFERS INVITED IN THE REGION OF £575,000 FREEHOLD (+ SAV)  
To include the trade fixtures & fittings and goodwill of the business as a going concern.**

**SOLE SELLING RIGHTS**

**LOCATION**

The premises are situated in an idyllic village green location, a few miles from the A28.

**DESCRIPTION**

A detached Grade II Listed public house, parts of which are reputed to date back to the 16<sup>th</sup> century, built of brick colour washed, under a Kent peg tiled roof. The business attracts locals, walkers and destination diners.

**TENURE**

FREEHOLD with vacant possession upon completion. FREE OF ALL TRADE TIES.

**TRADE**

Turnover for the year ended 31<sup>st</sup> July 2010 was £307,458 (Excl. VAT). Further details will be made available to genuinely interested parties following a formal viewing of the property.

**SERVICES**

We are informed that all mains services are connected. Gas fire central heating is installed throughout.

**LICENCES**

The Premises Licence permits licensing hours from 10:30 to 00:00 Monday to Thursday, from 10:30 to 01:00 Friday and Saturday, and from 10:30 to 22:30 on Sunday.

**RATES**

Canterbury City Council informs us that the property is assessed to a Rateable Value of £19,500. The Uniform Business Rate payable for 2011/12 is at 43.3p in the £. Domestic accommodation is in Council Tax Band B.

**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 purchased in addition, at valuation, on the day of change and will include all wet and dry stocks, empties, containers, fuel and trade glassware.

**ACCOMMODATION**

**GROUND FLOOR**

FRONT ENTRANCE leading to MAIN BAR AREA with wooden flooring, half panelled walls, exposed ceiling timbers, brick fireplace with oak bressumer, tables, chairs and bar stools ; SERVERY with panelled front, polished counter, fully fitted part mirrored back display, 3 double chill cabinets and sink; DINING AREA seating a further 25 covers, brick fireplace with oak bressumer and wood burner; SNUG AREA with 8 covers and door to front; Extremely well presented cloakrooms - LADIES with entrance lobby, 3 wc compartments and 2 vanity basins; LOBBY with door to rear patio; GENTS off, with 2 wall mounted bowl urinals, wc compartment and wash hand basin; COMMERCIAL KITCHEN fully fitted with 6-ring gas hob & double oven, deep fat fryers, fume extraction, stainless steel preparation area, microwaves, stainless steel wash up area, fridge/freezers, stable door to rear. LEVEL CELLAR, rear of servery, electrically cooled, butlers sink, delivery access from side of house.

**PRIVATE ACCOMMODATION**

**SECOND FLOOR**

TWO inter-connecting front DOUBLE BEDROOMS; Eaves cupboard housing water tanks; STAIRS DOWN to: -

**FIRST FLOOR**

Front LIVING ROOM overlooking the green, fireplace with pine surround and mantel; BATHROOM with over bath shower, wash hand basin & wc; Large front DOUBLE BEDROOM with fitted wardrobes; LANDING & STAIRS DOWN to bar area.

**OUTSIDE**

FORECOURT TRADE PATIO AREA; REAR TRADE YARD off kitchen; REAR SMOKERS' SHELTER with heaters and lighting and seating for 10/12; Flagstone TRADE PATIO leading to COVERED MARQUEE AREA (30' x 12'); Attractive SIDE TRADE GARDEN with 10 picnic tables; GARAGE/STORE.

**VIEWING**

Please view discreetly, as a customer in the first instance. Formal viewing by appointment only through the 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**