



# A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS  
Established 1890

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## GRADE II LISTED PUBLIC HOUSE - LEASE FOR SALE



### THE SWAN INN WOODS CORNER, DALLINGTON, NR HEATHFIELD, EAST SUSSEX, TN21 9LB



**REDUCED TO £64,500**

**OFFERS INVITED IN THE REGION OF ~~£85,000~~ LEASEHOLD (+ S.A.V.)**

to include trade fixtures & fittings and goodwill of the business as a going concern.

**SOLE SELLING RIGHTS**

**LOCATION**

The premises are situated on the busy B2096 between Heathfield and Battle.

**DESCRIPTION**

A Grade II Listed fully detached mainly two storey public house, built of brick with colour washed lower elevations and tile hung upper elevations under a tiled roof, with parking to side and a large trade garden. The internal trade areas are on multiple levels. This is a popular and well known public house with a reputation for a good food offering and frequented by the walkers, local shoots, the hunt and the cricket team.

**TENURE**

The premises are held under a 25 year Enterprise Inns lease from August 2007. The current rent is £31,000 per annum plus RPI and open market rental reviews every 5 years, the next due in August 2012. There is a tie for beers, ciders and FABs to the nominated suppliers of Enterprise Inns Plc. No tie on minerals, wines and spirits. The Landlords will require a security deposit equivalent to three months rental.

**TRADE**

Turnover is in the region of £300,000 (ex VAT) split 60% wet: 40% dry. Details of the Vendor's Accounts, together with a copy of the Lease will be made available to genuinely interested parties following an initial viewing.

**SERVICES**

Mains water and electricity are connected. Septic tank drainage. Oil fired central heating. Bottled LPG for cooking.

**LICENSED HOURS**

10:00 to 23:30 Monday to Thursday, from 10:00 to 01:00 Friday and Saturday and from 10:00 to 23:00 on Sunday.

**RATES**

Rother District Council - Rateable Value £31,000. Uniform Business Rate payable for 2011/12 is at 43.3p in the £.

**ACCOMMODATION**

**GROUND FLOOR**

FRONT ENTRANCE LOBBY with brick floor; UPPER BAR AREA with exposed timbers to ceiling and walls, part exposed brick walls, oak flooring, inglenook fireplace with oak bressumer housing wood burner, seating for 25 covers, bar stools to L-shaped SERVERY with panelled front, polished counter, fully fitted part mirrored back display, 1 double and 1 single chill cabinets, wine chill cabinet, glass washer, stainless steel sink unit; DINING AREA with oak floor, brick fireplace, coffee station, tables & chairs for 30 covers overlooking beer garden and views over open countryside; COMMERCIAL KITCHEN with 6-burner double oven gas range, Falcon grill, fume extraction, deep fat fryers, stainless steel preparation area, separate stainless steel wash-up, microwaves; LOBBY off housing freezers, DRY STORE off with 3 fridge/freezers; door to side decked area and trade garden.

**LOWER GROUND FLOOR**

LADIES with wc and wash hand basin; GENTS with wc cubicle, wall urinal and wash hand basin. STOREROOM (former kitchen/pantry) with butlers sink; LOCK-UP WINE & SPIRIT STORE; STORE with freezers; FURTHER STORAGE AREA (former bakery under catslide roof to rear) with 2 chest freezers, door to private garden.

**CELLARS** (with vaulted ceilings)

ELECTRICALLY COOLED DRAUGHT BEER CELLAR with butler's sink and delivery drop from front; BOTTLE STORE.

**OUTSIDE**

Decked TRADE PATIO to left hand side, with 2 picnic tables, wooden staircase up to bar areas; Large rear lawned TRADE GARDEN with 12 picnic tables, pergola, mature borders; CAR PARK for approx 12 vehicles; Brick built OUTBUILDING under a tiled roof with garage doors comprising LOG STORE; BIN ROOM, OIL TANK STORE; STORAGE.

**PRIVATE ACCOMMODATION**

**SECOND FLOOR**

DOUBLE BEDROOM (3) with walk-in wardrobe; DOUBLE BEDROOM (2) with wash hand basin, eaves storage cupboards; LANDING & STAIRS DOWN to:

**FIRST FLOOR**

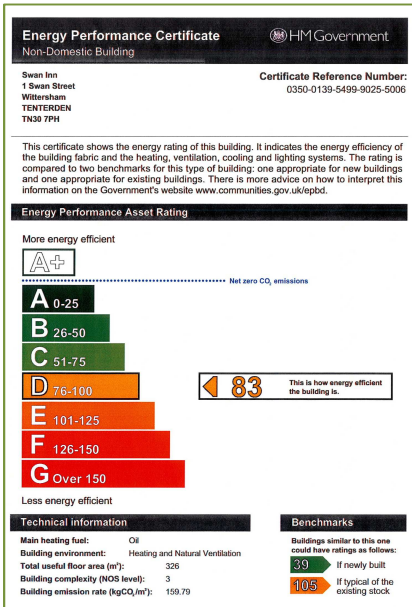
Very large LOUNGE/DINING ROOM (approx 6.5m x 8.5m) with exposed ceiling timbers, Victorian fireplace, built in cupboards; DOUBLE BEDROOM (1) with wash hand basin, walk-in airing cupboard/dressing room; Step up to CORRIDOR; LAUNDRY ROOM off with plumbing for washing machine and tumble dryer; BATHROOM with over bath shower, wc and vanity basin; PRIVATE KITCHEN fitted with wall and base units, plumbing for washing machine, breakfast bar, electric cooking, fridge; LANDING & STAIRS DOWN to QUARTER LANDING; SINGLE BEDROOM/OFFICE; STAIRS DOWN to lobby rear of servery.

**VIEWING**

Please view discreetly, as a customer in the first instance. Formal viewing by appointment only through the Sole Agents, A W Gore & Co, Northiam Office. (Tel: 01797 253333).

**INVENTORY & STOCK IN TRADE**

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



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