



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890

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PROMINENT LEASEHOLD PUBLIC HOUSE LOCATED IN POPULAR AREA OFF THE PANTILES



THORINS WINE BAR
9 NEVILL STREET
TUNBRIDGE WELLS, TN2 5RU



OFFERS INVITED IN THE REGION OF £82,000 LEASEHOLD (+ SAV)
To include the trade fixtures & fittings and goodwill of the business as a going concern.

SOLE SELLING RIGHTS

LOCATION

Thorins is situated in a popular area of Tunbridge Wells at the end of the Pantiles and close to the mainline station.

DESCRIPTION

A substantial and well presented mainly two storey brick built property with colour washed elevations under a Kent peg tiled roof. The ground rises to the rear and the trade garden is at first floor level.

TENURE

The premises are held under a 20 year full repairing & insuring lease which commenced in 2009. The rent of £45,000 per annum is subject to 5 yearly rent reviews. The lease provides for a beer and cider tie only to the nominated suppliers of Enterprise Inns.

TRADE

No historic trade can be sold or warranted. Limited trading information with regard to current turnover can be made to genuinely interested parties following an initial viewing, though potential purchasers are required to make their own estimates of likely turnover, taking into account the style and location of the property.

SERVICES

All mains services are connected to the property. Gas fired central heating is installed.

LICENSED HOURS

12:00 to 23:00 Monday to Wednesday, 12:00 to 00:00 Thursday, 12:00 to 01:00 Friday & Saturday, 12:00 to 22:30 Sunday.

RATES

Tunbridge Wells Borough Council - Wine Bar & Premises Rateable Value £50,750. The Uniform Business Rate for 2011/12 is at 43.3p in the £.

TRADE ACCOMMODATION

LOWER GROUND FLOOR

Double casement entrance doors to FRONT LOBBY; STAFF WC with wash hand basin and plumbing for 2 washing machines; FORMER FUNCTION ROOM/BRASSERIE with flagstone flooring; Panel fronted SERVERY with wooden counter, part mirrored back display, 2 twin chill cabinets, stainless steel sink. RIGHT HAND BAR AREA with flagstone flooring, seating for 20; LEFT HAND BAR AREA with tables & chairs for 24 covers; LADIES with 2 wc's and 2 wash hand basins; GENTS with wc, bowl urinal and wash hand basin; METER CUPBOARD/ SMALL CELLAR; COMMERCIAL KITCHEN fully fitted with 4-burner gas oven, griddle, fume extraction, stainless steel preparation areas, stainless steel wash up; DRY STORE AREA with fridges & freezers, external door to side. Steps up from front lobby to:

UPPER GROUND FLOOR

Open plan BAR with polished wood flooring, exposed ceiling timbers, half panelled walls, central open brick fireplace, grand piano, large plasma screen, tables & chairs for some 60 covers; Oak panelled SERVERY with polished counter, fully fitted mirrored back display, 4 double chill cabinets; WASH-UP area with stainless steel sink; stainless steel, glass washer and ice machine; PREP AREA; fridge freezers & wine racks, door to rear delivery yard; GENTS with 3 wall mounted bowl urinals, wash hand basin & wc; LADIES with 2 vanity basins and 2 wc compartments; LEVEL ELECTRICALLY COOLED CELLAR access and delivery via rear garden.

OUTSIDE

SMOKERS' SHELTER off bar, with heating and lighting, wicker tables & chairs for 20 covers, Split level TRADE GARDEN with umbrellas, tables & chairs for 18 covers; SERVICE YARD.

PRIVATE ACCOMMODATION

ATTIC

DOUBLE BEDROOM; Stairs down to:

FIRST FLOOR

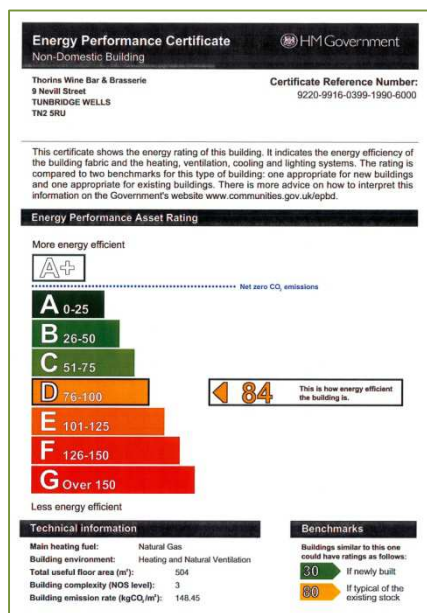
UTILITY ROOM with two gas boilers, cupboard housing the hot water cylinder, plumbing for washing machine; CORRIDOR; Small DOUBLE BEDROOM; PRIVATE KITCHEN fitted with wall and base units, electric cooking, washing machine, sink unit; DOUBLE BEDROOM; BATHROOM with bath, shower cubicle, vanity basin and wc; STORAGE CUPBOARD; DOUBLE BEDROOM with fitted wardrobes; LIVING ROOM with fireplace; OFFICE with open brick fireplace & bressumer, exposed ceiling timbers; LANDING with door to trade garden; STAIRS DOWN to main bar area.

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).

INVENTORY & STOCK IN TRADE

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



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

Registered in England and Wales - Company Number 07180433 - Registered Office 20 Havelock Road, Hastings, East Sussex TN34 1BP