



# A.W. Gore & Co. Ltd.

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## LICENSED PROPERTY VALUERS

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Established 1890

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THE MILL, STATION ROAD  
NORTHIAM  
NR. RYE  
EAST SUSSEX, TN31 6QT  
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### FREEHOLD PUBLIC HOUSE FREE OF ALL TRADE TIES



## THE WHITE HORSE INN

BODLE STREET GREEN, NR HAILSHAM, EAST SUSSEX, BN27 4RE



**REDUCED TO £395,000**

OFFERS INVITED IN THE REGION OF ~~£435,000~~ 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 delightful countryside on the edge of the Sussex Weald within easy reach of Eastbourne, Hailsham, Battle, Heathfield and Bexhill. Known for its tell-tale "White Horse" painted on the roof.

## DESCRIPTION

A brick built colour washed property under a tiled roof. The business is well supported by destination diners, locals and two darts teams, and is a popular live folk/blues/blue grass/country music venue.

## TENURE

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

## TRADE

Turnover for the year ended 31<sup>st</sup> January 2010 was £148,075 (excl. VAT) showing a net profit of £27,072. Further details will be made available to genuinely interested parties following a formal viewing of the property.

## SERVICES

Electricity, water and mains drainage are connected. Bulk gas for cooking and central heating.

## LICENSED HOURS

10:00 to 01:00 every day.

## RATES

Wealden District Council - Rateable Value £8,600. Uniform Business Rate for 2011/12 is at 42.7p in the £.

## 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 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.

## 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).

## TRADE ACCOMMODATION

### GROUND FLOOR

CENTRAL FRONT ENTRANCE LOBBY leading to BAR with carpeted flooring, exposed timbers; To the left is an open brick fireplace, darts facilities, tables & chairs for some 12 covers; LADIES CLOAKROOM OFF with 2 wc compartments and wash hand basin; GENTS TOILET with 2 wall mounted bowl urinals, wc compartment and wash hand basin; HORSESHOE SHAPED SERVERY with panelled front, polished counter, access to cellar and private accommodation; To the right is brick fireplace with wood burner, tables & chairs for some 25 covers; LARGE COMMERCIAL KITCHEN well fitted with central preparation area, 6-ring gas hob with double oven, griddles, deep fat fryers, fume extraction, walk-in chill cabinet, stainless steel wash up area; UTILITY ROOM with plumbing for washing machine, door to rear private decked patio.

### BASEMENT

Electrically cooled BEER CELLAR with drop from side, butler's sink.

### OUTSIDE

PRIVATE DECKED PATIO with picnic table; LARGE GARAGE/STORE; SMOKERS' CANOPY with picnic tables; CAR PARK to the rear for approx 6 vehicles.

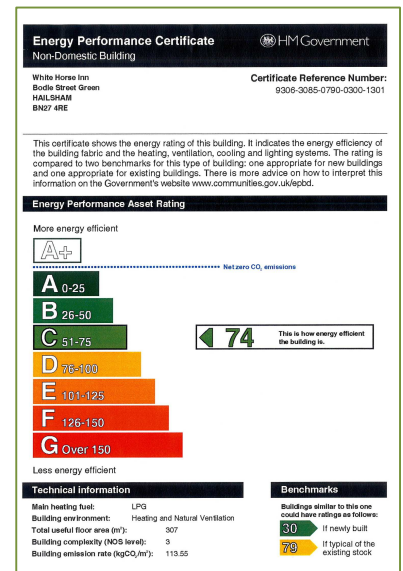
**NB:** Further on street parking is available. There is also a car park adjacent to the village hall which may be rented at a peppercorn rent, subject to separate negotiation.

### PRIVATE ACCOMMODATION

In excellent order throughout. Self-contained access from rear car park and from rear of servery.

### FIRST FLOOR

FOUR DOUBLE BEDROOMS; Large open plan LIVING ROOM, VERANDA off; Fully fitted KITCHEN with base and wall units, BATHROOM with bath, shower cubicle, wash hand basin & wc; LANDING & STAIRS DOWN.



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