



A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS

Established 1890

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WELL PRESENTED SPORTS ORIENTED PUBLIC HOUSE LEASE FOR SALE



THE ALBION
MEAD ROAD, WILLESBOROUGH
ASHFORD
KENT, TN24 0BU



REDUCED TO £52,000

OFFERS INVITED ON ~~£65,000~~ LEASEHOLD (+ SAV)

To include the trade fixtures & fittings and goodwill of the business.

SOLE SELLING RIGHTS

LOCATION

The premises are situated on a prominent corner plot in a mainly residential area 1½ miles from the centre of Ashford.

DESCRIPTION

A fully detached Grade II Listed property parts of which are reputed to date back to the 1700's. Brick built with mainly colour washed elevations under a varying tiled roof, with some flat roofed additions and considered to be in good order throughout. The pub is geared to the Kent Super Darts League and also offers pool and cards. The business benefits from 2 men's & 2 ladies pool teams, darts team, 2 football teams.

TENURE

The premises are held under a 20 year full repairing and insuring Laurel lease (now Enterprise Inns) expiring 27th May 2012. The current rent is £28,000 per annum and the lease provides for 3 yearly reviews. There is a tie for beers & cider only, with an allowance for one guest ale. Wines, spirits & minerals are free of tie. The Landlords will require a security deposit equivalent to three months rental.

TRADE

Turnover for the year ended 31st March 2010 was £299,848 (excl. VAT). Trade is 100% wet led. 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

All mains services are connected. Gas fired central heating.

LICENSED HOURS

10:00 to 23:00 Monday to Thursday, from 10:00 to 01:00 Friday and Saturday and from 12:00 to 23:30 on Sunday.

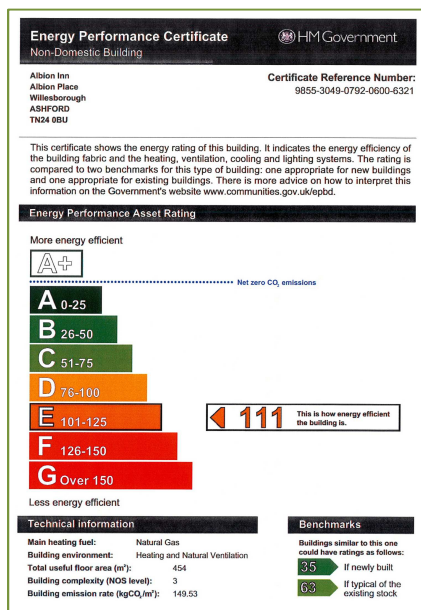
RATES

Ashford Borough Council - Rateable Value £32,000. Uniform Business Rate payable 2011/12 is at 43.3p 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.



TRADE ACCOMMODATION

GROUND FLOOR

FRONT CORNER ENTRANCE LOBBY leading to MAIN BAR AREA with half panelled walls, carpeted floor, settle seating and tables & chairs for 15 covers; RAISED AREA with open brick fireplace, carpeted floor, plasma screen, fitted bench seating, tables & chairs for a further 20 covers; LOBBY with push bar fire exit; GENTS off, with fully tiled walls and flooring, 2 wall mounted bowl urinals, wc cubicle and wash hand basin; LADIES with tiled walls & flooring, 2 wc cubicles, wash hand basin; Long L-shaped SERVERY with panelled front, polished counter, fully fitted part mirrored back display, 2 double chill cabinets, stainless steel sink unit; Good sized POOL ROOM with 2 pool tables, 2 darts boards, some pine panelled and some exposed brick walls, wooden flooring, double casement doors to trade garden and smoking solution, further door to side of property; Large FUNCTION ROOM (presently being converted to host the Kent Super Darts League competitions) with half panelled walls, raised stage, capacity for 100 persons; SEPARATE SERVERY with pine panelled front, polished counter, chill cabinet, glass washer, stainless steel sink unit; LOBBY with push bar fire exit to car park; GENTS off, with fully tiled walls and flooring, 2 wall mounted bowl urinals, wc cubicle and wash hand basin; At the other end of the function room is a FURTHER LOBBY with push bar fire exit to car park; LADIES off with tiled walls & flooring, 2 wc cubicles, wash hand basin; Good sized LEVEL ELECTRICALLY COOLED CELLAR situated between pool room and function room, with sink unit.

OUTSIDE

CAR PARK for some 25 vehicles; TWO TRADE PATIO AREAS; SMOKING SOLUTION; Enclosed TRADE GARDEN with children's play equipment; Enclosed PRIVATE GARDEN; STORAGE SHEDS; PRIVATE PARKING AREA for 2 vehicles.

PRIVATE ACCOMMODATION

GROUND FLOOR

LIVING ROOM with exposed timbers, inglenook fireplace feature (not in use); PRIVATE KITCHEN with stainless steel sink unit, plumbing for washing machine, floor and wall units, work surfaces, fridge, gas cooking, door to private garden.

FIRST FLOOR

Accessed from both the pool room and the private living room STAIRS UP to LANDING; DOUBLE BEDROOM (1) double aspect, with open brick fireplace; BATHROOM with bath, shower cubicle, wc and vanity basin; SINGLE BEDROOM (2) with fitted wardrobe cupboards; CENTRAL LOBBY/ OFFICE; Large DOUBLE BEDROOM (3); Good sized double aspect MASTER BEDROOM (4) with en suite shower.

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).

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