



# A.W. Gore & Co.

LICENSED PROPERTY VALUERS  
Established 1890

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## ROADSIDE PUBLIC HOUSE OCCUPYING LARGE SITE



**DANCING DOG SALOON  
SHEPPEY WAY  
BOBBING  
NR SITTINGBOURNE  
KENT, ME9 8QP**



**REDUCED FOR SWIFT SALE TO £395,000**  
**OFFERS INVITED IN THE REGION OF ~~£495,000~~ FREEHOLD (+ SAV)**  
**To include the trade fixtures & fittings.**

**SOLE SELLING RIGHTS**

**DANCING DOG SALOON  
SHEPPEY WAY, BOBBING, NR SITTINGBOURNE, KENT, ME9 8QP**

**LOCATION**

The property is situated on the A249 Maidstone to Sheerness road.

**DESCRIPTION**

A fully detached 2-storey public house built of brick with colour washed elevations under a slate roof, with single storey addition under a flat roof, enclosed trade garden and large car park to side.

**TENURE**

Freehold with vacant possession and **FREE OF ALL TRADING TIES.**

**TRADE**

Turnover for the year ending 31<sup>st</sup> December 2008 was £118,909 (Excl. VAT). Net turnover for the first 32 weeks of 2009 was £94,994 with forecast for the whole year in the region of £155,000 (Excl. VAT). Further details of these and previous years accounts will be made available to genuinely interested parties following a formal inspection of the property.

**SERVICES**

All mains services are connected. Gas fired central heating.

**LICENSED HOURS**

11:00 to 23:00 daily.

**RATES**

Swale Borough Council - Rateable Value £11,000.  
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 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.

**VIEWING**

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

**TRADE ACCOMMODATION**

**GROUND FLOOR**

**FRONT ENTRANCE PORCH** leading to horseshoe shaped bar; right hand **BAR AREA** has pine boarded flooring throughout, tables & chairs for some 25 covers, exposed ceiling timbers, part half panelled, part exposed brick walls, television screen; **CENTRAL SERVERY** with panelled front, wooden top, fitted back display with chill cabinet, access to kitchen; Large **FUNCTION ROOM** with stage, half panelled walls, exposed wall & ceiling timbers, double casement doors on to veranda, further door to car park; **CORRIDOR** to **GENTS CLOAKROOM** with panelled walls, 2 wall mounted bowl urinals, wash hand basin & wc; **DISABLED TOILET** with vanity basin & wc; **PREPARATION AREA** with tiled walls, fridges & freezers, ice machine, glass washer, stainless steel preparation areas, microwaves; **COMMERCIAL KITCHEN** with 6-ring gas hob with double oven, deep fat fryer, stainless steel prep area and wash up area with tiled walls, fume extraction.

**BASEMENT**

Electrically cooled **BEER CELLAR** with butlers sink, sump pump and delivery drop from side.

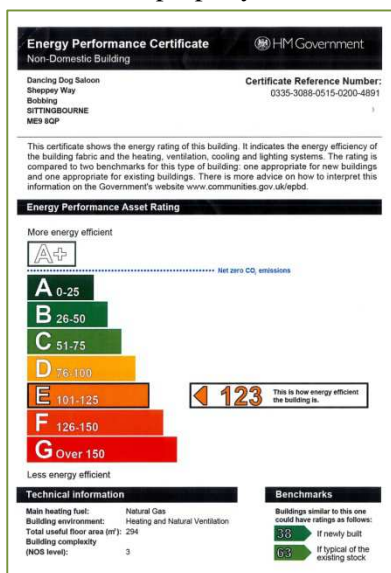
**OUTSIDE**

**REAR VERANDA** with tables & chairs for some 20 covers, pot bellied wood burner; Lawned **TRADE GARDEN** with picnic tables and themed western style mock fascias to the perimeter, barbecue area, **TWO SHEDS**; Large side **CAR PARK** for approximately 50 vehicles.

**PRIVATE ACCOMMODATION**

**FIRST FLOOR**

Fitted **KITCHEN** with plumbing for washing machine, electric cooking; **OFFICE**; Front **LIVING ROOM** with electric fire, **DOUBLE BEDROOM** with Victorian ducks nest fireplace; **BATHROOM** with panelled bath, shower cubicle and vanity basin; **SEPARATE WC**; **LANDING & STAIRS DOWN** to trade kitchen.



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**