



A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS
Established 1890

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TRADITIONAL PUBLIC HOUSE - 100% WET TRADE

LEASE FOR SALE



THE FIRST & LAST
40 BOWER PLACE, MAIDSTONE, KENT, ME16 8BH



OFFERS INVITED IN THE REGION OF £46,500 LEASEHOLD (+SAV)
to include trade fixtures & fittings and goodwill of the business.

SOLE SELLING RIGHTS

THE FIRST & LAST
40 BOWER PLACE, MAIDSTONE, KENT, ME16 8BH

LOCATION

The premises are situated on the junction of Bower Place and Bower Lane in a predominantly residential street just off the A26 and approximately half a mile west of Maidstone town centre.

DESCRIPTION

A corner terraced public house built in 1835 of brick with a colour washed end elevation.

TENURE

The premises are held under a full repairing & insuring lease with Admiral Taverns for a term of 25 years from June 2007. The current rent of £18,139 per annum is subject to annual indexation and to Open Market Review every five years. The lease provides for a tie for beer, cider and FABs, with an allowance for one guest ale. The Landlords will require a Security Deposit equivalent to three months rent.

TRADE

From accounts for the year end 5th April 2010 turnover was £179,932 (Excl. VAT) showing a net profit of just over £26,000. Trade is 100% wet. Further details can be provided to genuinely interested parties following a formal viewing of the premises.

SERVICES

All mains services are connected. Gas fired central heating is installed throughout.

LICENCES

The Premises Licence permits the sale of alcohol from 10:00 to 00:30 Monday to Thursday, from 12:00 to 02:00 Friday and Saturday and from 12:00 to 23:00 on Sunday.

RATES

Maidstone Borough Council informs us that the property is assessed to a Rateable Value of £8,500. The Uniform Business Rate for 2011/12 is at 42.7p in the £ which includes the provision of small business rate relief. The domestic accommodation is in Council Tax Band "B".

INVENTORY

A W Gore & Co will prepare an inventory of the trade fixtures & fittings to be included in the sale for annexation to the contract. However, none of the items will be tested.

STOCK & GLASSWARE

This will be payable in addition, at valuation, on the day of the change and will include all wet and dry stocks, empties, containers, fuel, trade glassware and small catering effects.

ACCOMMODATION

GROUND FLOOR

ENTRANCES from both Bower Place and Bower Lane to MAIN BAR with wooden flooring, half panelled walls, dart board, 2 Victorian open fireplaces, seating for some 25 covers, bar stools; Horseshoe shaped wood panelled SERVERY, part mirrored back display, 1 double chill cabinet; PASSAGEWAY; CLEANER'S CUPBOARD off with washing machine; LADIES CLOAKROOM with tiled walls and floor, wc and wash hand basin; GENTS CLOAKROOM with tiled walls, 3 wall mounted bowl urinals, wash hand basin and wc; To the rear of the servery is UTILITY AREA with a glass washing machine, and access to: -

BASEMENT

OUTER CELLAR STORE with delivery drop from front; Electrically cooled INNER BEER CELLAR with water supply and drainage.

FIRST FLOOR

PRIVATE ACCOMMODATION

STAIRS UP from bar area to LANDING; LIVING ROOM of good size; SINGLE BEDROOM; DOUBLE BEDROOM with built in wardrobe; DOMESTIC KITCHEN with fitted wall & base units, 4 ring gas hob, stainless steel sink unit, electric cooker; BATHROOM with over bath shower, wc, wash hand basin.

VIEWING

Please view as a customer discreetly in the first instance during normal licensed hours. Further viewing by appointment with 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