



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890

THE MILL, STATION ROAD
NORTHIAM
NR. RYE
EAST SUSSEX, TN31 6QT
TEL: 01797 253333 FAX: 01797 253366
Email: northiam@awgore.co.uk

WEST HOUSE
115 WEST STREET
FAVERSHAM
KENT, ME13 7JB
TEL: 01795 532888 FAX: 01795 537171
Email: faversham@awgore.co.uk
www.pubsales.co.uk

3 CHURCH HILL
PATCHAM OLD VILLAGE
BRIGHTON
EAST SUSSEX, BN1 8YE
TEL: 01273 565621 FAX: 01273 505039
Email: brighton@awgore.co.uk

AWARD WINNING LEASEHOLD PUBLIC HOUSE FAVOURERD "HANOVER" DISTRICT



THE GREYS 105 SOUTHOVER STREET, BRIGHTON, BN2 9UA



REDUCED TO £45,000

OFFERS INVITED ON ~~£70,000~~ LEASEHOLD (+ S.A.V.)

to include trade fixtures & fittings and goodwill of the business as a going concern.

SOLE SELLING RIGHTS

LOCATION

The Greys occupies a corner site in the heavily populated "Hanover" residential district in Brighton City Centre. The American Express European HQ, London Road commercial district and the main City Centre all lie within easy reach and a large recently constructed Student's Hall of Residence stands almost next door. The property is surrounded by good quality residential property.

DESCRIPTION

An end of terrace corner property of painted rendered brick built elevations under a pitched slate roof behind parapet wall.

TENURE

The premises are held under a 20 year full repairing and insuring Lease from Whitbread Pub Partnerships (now Enterprise Inns) which commenced on 1st November 1992. The current yearly rental is £22,750. The Lease is partially tied. An extension to the Lease may be available from the Landlords, subject to negotiation.

TRADE

We are advised that turnover for the year ending 31st December 2009 amounted to some £271,000 (Excl. V.A.T.). This figure excludes any catering income which is currently franchised out to an individual chef. 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.

ACCOMMODATION

GROUND FLOOR

Single **BAR AREA** in contemporary style with part panelled walling, part boarded and part paved flooring, banquette seating to part and feature brick built fireplace. There is a custom fabricated foldaway Musician's stage at the side corner; Corner **SERVERY** with polished wooden counter, back fitting and over bar; Small **WASH-UP ROOM**, back of bars; Rear **LOBBY** off.

BASEMENT

Access via lobby back of bars to **LOBBY**, foot of stairs; **CHUTE ROOM**; Electrically chilled **DRAUGHT BEER CELLAR**; **CELLAR**.

FIRST FLOOR

Large **CATERING KITCHEN** with heavy duty equipment and stainless steel extraction system; **LADIES & GENTS W.C.'s**; **PRIVATE LANDING & STAIRS** down; **TRADE LANDING & STAIRS** down.

OUTSIDE

Small rear **YARD**; **SPACE FOR TABLES & CHAIRS** on pavement at front (via separate Pavement Licence).

NOTE - A small side **TRADE PATIO AREA** with timber picnic tables may be available under separate Lease.

SERVICES

We are informed that all mains services are connected and that there is gas central heating throughout.

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

Brighton & Hove City Council informs us that the property is assessed to a Rateable Value of £19,750. The Uniform Business Rate payable for 2010/11 is at 41.4p in the £, though transitional relief may apply.

INVENTORY

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 & GLASSWARE

This 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

Discreetly, as a customer in the first instance. Formal viewing by appointment only through A W Gore & Co Ltd, Brighton. (Tel: 01273 565621).

NOTE – Messrs A W Gore & Co 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. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.

Members of the Association of Valuers of Licensed Property

A. W. Gore & Co. is the trading name of A. W. Gore & Co. Limited

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