



# A.W. Gore & Co.

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## LEASEHOLD PUBLIC HOUSE RETIREMENT SALE



**HARE & HOUNDS**  
349 MARGATE ROAD  
RAMSGATE  
KENT, CT12 6SG



**OFFERS INVITED IN THE REGION OF £28,000 LEASEHOLD (+ S.A.V.)**  
to include trade fixtures & fittings and goodwill of the business.

**SOLE SELLING RIGHTS**

**HARE & HOUNDS**  
**349 MARGATE ROAD, RAMSGATE, KENT, CT12 6SG**

**LOCATION**

Situated on the main Ramsgate to Margate road and close to all local amenities and the Westwood Cross shopping centre.

**DESCRIPTION**

A well positioned prominent detached two storey public house with a large garden and car park. The pub has the benefit of a pool team and a darts team. Viewing is recommended.

**TENURE**

The premises are held under a 20 year full repairing and insuring Laurel Pub Partnerships Lease (now Enterprise Inns) commencing 21<sup>st</sup> May 2002. The current rent is £25,578 per annum plus RPI and the lease provides for 3 yearly reviews, the next due in May 2012. There is a tie for beers only. The Landlords will require a security deposit equivalent to three months rental.

**TRADE**

There is potential to introduce a food operation. Presently the business is 100% wet led. We are advised that turnover for the year ending 5<sup>th</sup> September 2008 was £239,204 (Excl. V.A.T.). Details of the Vendors' Accounts, together with a copy of the Lease will be made available to genuinely interested parties following an initial viewing.

**SERVICES**

We are informed that all mains services are connected. Gas central heating is installed throughout.

**LICENCES**

The Premises Licence permits the sale of alcohol from 10:00 to 00:00 Sunday to Thursday; 10:00 to 01:00 Friday & Saturday.

**RATES**

Thanet District Council informs us that the property is assessed to a Rateable Value of £23,750. The Uniform Business Rate payable for 2010/11 is at 41.4p in the £, although 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. However, none of the items will be tested.

**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.

**ACCOMMODATION**

**GROUND FLOOR**

Rear **ENTRANCE LOBBY** leading to **BAR AREA**, with carpeted flooring, banquet wall seating and covers for 25; **ENTRANCE LOBBIES; GENTS W.C.; LADIES W.C.;** L-shaped **SERVERY** with panelled front, polished counter and back fitting, 2 chill cabinets, stainless steel sink, glass washer; **LOBBY** with flagstone floor, door to rear patio; **CLOAKROOMS** off; **LADIES** with tiled floor & walls, 2 wc compartments and vanity basin; **GENTS** with tiled floor and walls, wc compartment, stainless steel wall mounted urinal; Front corner **ENTRANCE PORCH** leading to **MAIN BAR AREA** with carpeted floor, seating for 20 covers, U-shaped **SERVERY** with panelled front, polished counter, part mirrored back fitting and over bar, 2 chill cabinets, wash hand basin; Large **GAMES AREA** with some exposed wall and ceiling timbers, pool and darts facilities, football machine and AWP machine; **REAR LOBBY** with 2 fridges, access to basement and private accommodation, under stairs cupboard; **CLEANERS' CUPBOARD;** **KITCHEN** (largely domestic) with 4-burner gas range with single oven, wall mounted gas fired boiler, 2 fridges, wall and base units, microwave, deep fat fryer, stainless steel wash-up and ice machine.

**BASEMENT**

Access via stairs off rear lobby to **OUTER CELLAR** with **LOCK UP SPIRIT STORE**, delivery drop from side; Cooled inner **DRAUGHT BEER CELLAR** with good head room, sump pump and water supply.

**FIRST FLOOR**

**STAIRS UP** from rear lobby to **LANDING; SEPARATE WC; BATHROOM** with tiled walls, over bath shower and vanity basin; **DOUBLE BEDROOM** with open brick fireplace; **SMALL DOUBLE BEDROOM/OFFICE** with open brick fireplace; **LOWER LANDING; TWO FURTHER DOUBLE BEDROOMS;** Good sized double aspect **LIVING/DINING ROOM.**

**OUTSIDE**

Rear paved **PATIO** with picnic tables, purpose built barbecue and wood burning stove; large **TRADE GARDEN** with children's play equipment; Large **CAR PARK** for up to 30 vehicles; **REAR SERVICE YARD; SMOKING SOLUTION;** Detached brick & flint outbuilding **WORKSHOP/STORAGE AREA; LAUNDRY ROOM** with plumbing for washing machine and tumble dryer; **FURTHER STOREROOMS.**

**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).

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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**  
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