



# A.W. Gore & Co. Ltd.

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](http://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

## WELL PRESENTED FREEHOLD FREEHOUSE



**THE NAPIER**  
**1 ALMA ROAD,**  
**SHEERNESS, KENT, ME12 2NZ**



**OFFERS INVITED IN THE REGION OF £245,000 FREEHOLD (+ SAV)**  
**To include trade fixtures & fittings and goodwill of the business as a going concern.**

**SOLE SELLING RIGHTS**

**THE NAPIER**  
**1 ALMA ROAD, SHEERNESS, KENT, ME12 2NZ**

**LOCATION**

Situated on the corner of Alma Road and Marine Parade within walking distance of the beach.

**DESCRIPTION**

A fully detached public house, built of brick, part colour washed, part tile hung, under a slate roof. This four bedroom property has been refurbished to a high standard and is in excellent order throughout.

**TENURE**

FREEHOLD with vacant possession upon completion. COMPLETELY FREE OF ALL TRADE TIES.

**TRADE**

Turnover for the 7 months to 31<sup>st</sup> March 2010 was £72,747 (Excl. VAT). Further details of accounts will be provided to genuinely interested parties following a formal viewing of the property.

**LICENSING**

The Premises Licence permits the sale of alcohol from 10:00 to 00:00 Monday to Thursday, 10:00 to 01:00 Friday and Saturday, and 10:00 to 23:30 on Sunday.

**SERVICES**

All mains services are connected. Burglar alarm and CCTV systems installed. Gas fired central heating is installed throughout.

**RATES**

Swale Borough Council informs us that the property is assessed to a Rateable Value of £4,750. The Uniform Business Rate for 2010/11 is at 40.7p in the £.

**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 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 Ltd, Northiam Office. (Tel: 01797 253333).

**ACCOMMODATION**

**GROUND FLOOR**

**SIDE ENTRANCE** (from Marine Parade) to **MAIN BAR AREA** with carpeted floor, feature fireplace, sofa seating & bar stools, panelled **SERVERY** with polished top, fully fitted back display, 2 chill cabinets, glass washer & stainless steel sink unit; **FRONT ENTRANCE LOBBY** (from Alma Road); **DINING AREA** fully carpeted, oak panelled walls, tables & chairs for 38 covers, door to enclosed trade patio; **FURTHER SERVERY** with panelled oak front, polished top, part mirrored back display, chill cabinets, coffee machine; **LADIES CLOAKROOM** with tiled walls and flooring, 2 wc compartments, 2 wash hand basins; **GENTS CLOAKROOM** with tiled walls and flooring, 3 wall mounted bowl urinals, wc compartment and wash hand basin; Fully fitted **COMMERCIAL KITCHEN** with, fume extraction, 6-ring gas hob with double oven, deep fat fryers, stainless steel wash up, central stainless steel prep area, 4-ring gas oven, shelving, freezers & fridges; **DRY STORE**.

**BASEMENT**

**STORAGE AREA**; **OUTER CELLAR** with fridges & freezers, water supply & drainage; Fully cooled **INNER CELLAR** with delivery drop from front.

**FIRST FLOOR**

**PRIVATE ACCOMMODATION**

**STAIRS UP TO LANDING**; **SEPARATE WC**; **BATHROOM** with corner shower, panelled bath, vanity basin and cupboard housing the washing machine; **DOUBLE BEDROOM** with cupboard and Victorian fireplace.

Door to further **LANDING**; Rear **DOUBLE BEDROOM**; Small **DOUBLE BEDROOM** with built in cupboard; Large front **LIVING/DINING ROOM** overlooking the sea, with feature fireplace housing electric 'wood burner'; Front **DOUBLE BEDROOM** with wardrobe.

**OUTSIDE**

Left hand **FORECOURT PATIO AREA**; Enclosed walled **TRADE PATIO** to right hand side with 8 picnic tables, double gates to front, garden shed, **SMOKERS' SHELTER** with heating, lighting and electric canopy awning.

---

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**