



# A.W. Gore & Co.

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## WELL APPOINTED LEASEHOLD PUBLIC HOUSE IN FAVOURED SUSSEX COASTAL VILLAGE



**THE QUEEN VICTORIA**  
**54 HIGH STREET, ROTTINGDEAN**  
**BRIGHTON, BN2 7HF**



**OFFERS INVITED ON £40,000 LEASEHOLD (+ S.A.V.)**  
to include trade fixtures & fittings and goodwill of the business as a going concern.

**SOLE SELLING RIGHTS**

**THE QUEEN VICTORIA**  
**54 HIGH STREET, ROTTINGDEAN, BRIGHTON, BN2 7HF**

**LOCATION**

The Queen Victoria occupies a prominent high street position in the heart of the much favoured coastal village of Rottingdean, just to the east of Brighton and in an area of good quality mixed residential and commercial property. The village's main amenities, A259 coastal trunk road and sea all lie close at hand.

**DESCRIPTION**

An attractive two storey (with attic rooms) property of brick built elevations under a sloping tiled roof with mock Tudor beamed façade.

**TENURE**

The premises are held under a 20 year fully repairing and insuring lease from Laurel Pub Partnerships (now Enterprise Inns) which commenced on 21<sup>st</sup> May 2002. The current yearly rental is £33,000 and the next review is in May 2011 with 3 yearly reviews thereafter. A partial tie exists.

**TRADE**

We are advised that turnover for the year ending 31<sup>st</sup> March 2010 amounted to some £143,000 (excluding V.A.T.). This figure EXCLUDES catering turnover, which is currently franchised out. 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**

Large, open plan **BAR AREA** in contemporary style with part panelled walling, wooden flooring, 2 feature fireplaces and good quality trade inventory; Front **ENTRANCE LOBBY**; **BAR SERVERY** with polished wood counter and back fitting; Rear **LOBBY** to **GENTS W.C.**; Ground level electrically chilled **DRAUGHT BEER CELLAR**; Small rear **WASH-UP PREPARATION LOBBY**, back of bars.

**FIRST FLOOR**

**LADIES W.C.**; **FREEZER ROOM/STORE ROOM** (bedroom or office if need be); Large **CATERING KITCHEN** with heavy duty equipment; Corner **LARDER/UTILITY STORE**; **BATHROOM/W.C.**; 2 **BEDROOMS**, each with **W.C. & SHOWER EN-SUITE**; Large **LOUNGE** with self contained "kitchenette" within; **LANDING & STAIRS** down.

**OUTSIDE**

Small **ROOF TERRACE** at rear first floor level; Rear **TRADE PATIO** on split levels with garden seating and lean-to **SMOKER'S SHELTER** with heating within; Further **STORE ROOM/BOILER ROOM**.

**VIEWING**

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

**SERVICES**

We are informed that all mains services are connected with 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 £12,500. The Uniform Business Rate payable for 2010/11 is at 40.7p in the £ though transitional relief may apply. 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 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.

**AGENT'S NOTE**

The Queen Victoria is currently operated under Management by a local multiple operator. It represents an excellent opportunity for a "home and a business" in one of the most sought after property locations on the South Coast.

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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.