



A.W. Gore & Co. Ltd.

LICENSED PROPERTY VALUERS
Established 1890

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**VERY WELL PRESENTED FREEHOLD PUBLIC HOUSE
PLUS NEWLY BUILT 2-BEDROOM CHALET BUNGALOW
FREE OF ALL TRADE TIES - RETIREMENT SALE AFTER 25 YEARS**



**THE WINDMILL
RATCLIFFE HIGHWAY, HOO
NR ROCHESTER, KENT, ME3 8QB**



**OFFERS INVITED IN THE REGION OF £695,000 FREEHOLD (+ SAV)
To include the trade fixtures & fittings and goodwill of the business as a going concern.**

SOLE SELLING RIGHTS

LOCATION

The premises are situated on the access road to Hoo St Werburgh Village, just off the A228 dual carriageway.

DESCRIPTION

A fully detached public house built of brick with tile hung upper elevations and part colour washed under a tiled roof, set in very extensive grounds of approximately 2 acres, with views over rolling countryside. The property benefits from a newly built two double bedroom self-contained chalet bungalow with small private garden.

AGENT'S NOTE

The Windmill is a popular destination public house and caters for village functions, weddings etc. There is potential for the building of a motel or function suite, subject to planning. The property is only for sale due to retirement, having been in the same hands for over 25 years. The property is in good order throughout and offers dual family accommodation.

TENURE

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

TRADE

We understand that turnover for the year end 31st January 2011 for the public house was £132,348 (excl. VAT) showing a net profit of £24,172 and the restaurant turnover was £113,776 (excl. VAT) showing a net profit of £30,591. Split is 53% wet, 47% dry. Details of the Vendor's Accounts will be made available to genuinely interested parties following an initial viewing.

SERVICES

Mains water and electricity are connected. Carlgester waste/drainage system. Calor Gas cooking. Oil fired central heating. CCTV is installed.

LICENSED HOURS

11:00 to 00:00 Sunday to Wednesday, 11:00 to 01:00 Thursday, 11:00 to 03:00 Friday and Saturday.

OPENING HOURS

The vendors elect to close between 3pm and 7pm on Sundays, 3pm to 5.30pm Monday to Friday and from 3pm to 6pm on Saturdays.

RATES

Medway Borough Council - Rateable Value £15,250.

Uniform Business Rate payable 2011/12 is at 42.7p in the £.

INVENTORY & STOCK IN TRADE

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 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.

TRADE ACCOMMODATION

GROUND FLOOR

FRONT ENTRANCE PORCH leading to Left hand SNUG AREA with carpeted floor, some fixed wall seating, tables & chairs for some 15 covers; SERVERY with panelled front and polished top; FURTHER FRONT ENTRANCE LOBBY to adjoining GAMES BAR with pool and darts facilities, plasma screen, AWP machines, brick open fireplace and seating for some 10 covers; FURTHER SERVERY with panelled front and polished top; LADIES with tiled flooring, wc and vanitory basin; GENTS with, wc compartment, slab urinal and wash hand basin; Right hand BAR AREA with some fixed wall seating, tables & chairs for some 20 covers, exposed brick fireplace housing wood burner; Semi-circular SERVERY with panelled front and polished top, part mirrored back display, 3 chill cabinets, stainless steel sink unit, stainless steel wash hand basin, access to private accommodation, hatch to cellar; GENTS with tiled walls and flooring, wc compartment, slab urinal and wash hand basin; LADIES with tiled flooring, 2 wc compartments and vanitory basin; Adjoining NEW DINING AREA with some fixed wall seating, tables & chairs for 25 covers; Adjoining RESTAURANT with tables & chairs for some 30 covers, door to car park; Fully fitted COMMERCIAL KITCHEN with 6-burner gas range with double oven under, fume extraction, deep fat fryers, microwaves, preparation areas, stainless steel wash-up area, fridges & freezers, door to rear yard.

BASEMENT

Electrically cooled DRAUGHT BEER CELLAR with delivery drop from front, sink, water supply and drainage, ice machine; LOCK UP SPIRITS STORE.

PRIVATE ACCOMMODATION in excellent order throughout.

GROUND FLOOR

PRIVATE KITCHEN/DINER rear of servery, fully fitted with wall and base units, electric cooker, plumbing for washing machine, space for dish washer and upright fridge, door to rear private garden; Large BOILER ROOM off with tiled walls, wall and base units.

FIRST FLOOR

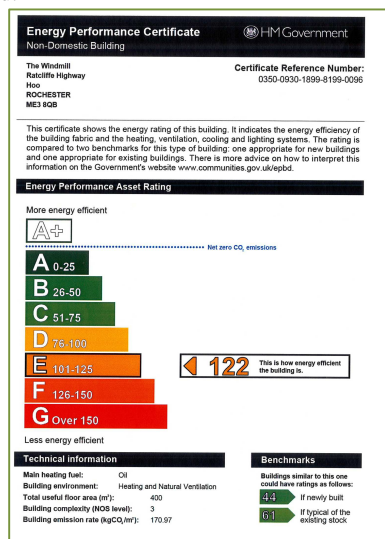
STAIRS UP to LANDING with built in wardrobe cupboards; Good sized LIVING ROOM with views over front and back of property; Small OFFICE; THREE LARGE DOUBLE BEDROOMS; BATHROOM with panelled corner bath, vanitory basin; SEPARATE WC.

OUTSIDE

Very large TRADE GARDEN with picnic tables; PADDOCK; Fenced gravelled area with parking for TOURING CARAVANS; LARGE FRONT CAR PARK for up to 40 vehicles; Rear PRIVATE GARDEN; BULK OIL TANK; OUTBUILDING comprising large STOREROOM with chest and upright freezers; GARAGE; TWO BEDROOM CHALET BUNGALOW with SMALL PRIVATE GARDEN.

VIEWING

Please view discreetly, as a customer in the first instance. Formal viewing by appointment only through 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**