



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

CITY CENTRE LEASEHOLD PUBLIC HOUSE



THE EDDY

67a UPPER GLOUCESTER ROAD, BRIGHTON, EAST SUSSEX, BN1 3LQ



OFFERS INVITED ON £90,000 LEASEHOLD (+ S.A.V.)
to include trade fixtures & fittings and goodwill of the business as a going concern.

SOLE SELLING RIGHTS

THE EDDY
67a UPPER GLOUCESTER ROAD, BRIGHTON, EAST SUSSEX, BN1 3LQ

LOCATION

The Eddy stands in a heavily populated residential district close to the main line railway station in the heart of Brighton City Centre. The City's main amenities all lie close at hand.

DESCRIPTION

A substantial partially attached three storey corner property of painted rendered elevations under a variable pitched slate roof with single storey addition to flank.

TENURE

The premises are held under a 21 year fully repairing and insuring Lease from Enterprise Inns which commenced on 22nd October 1999. The current yearly rental is £33,050 and the next review is in October 2014. A partial tie exists.

TRADE

We are advised that turnover for the year ending 31st March 2009 amounted to some £305,000 (excl. V.A.T.). 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 boarded flooring and good quality Trade Inventory; Semi segregated **SNUG BAR AREA** to rear with similar Trade Inventory; **LADIES & GENTS W.C.**; Side **SERVERY** with wooden counter and back fitting.

CELLARAGE

Access via stairs off bar to **DELIVERY STORE**; Electrically chilled **DRAUGHT BEER CELLAR**.

SECOND FLOOR

3 **BEDROOMS**; **BATHROOM/W.C.**; **LANDING & STAIRS** down; **W.C.** on half landing.

FIRST FLOOR

Commercial **KITCHEN** with stainless steel extraction and heavy duty equipment; **LOUNGE/KITCHENETTE/OFFICE**; **LANDING & STAIRS** down with **SPIRIT STORE** on half landing.

OUTSIDE

Space for external seating to front of house.

SERVICES

We are advised that all mains services are connected and that there is gas fired 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 £16,100. The Uniform Business Rate payable for 2009/10 is at 48.5p in the £ though transitional relief may apply. The domestic accommodation is in Council Tax Band "A".

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 (Tel: 01797 253333).

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.