



A.W. Gore & Co.

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Established 1890

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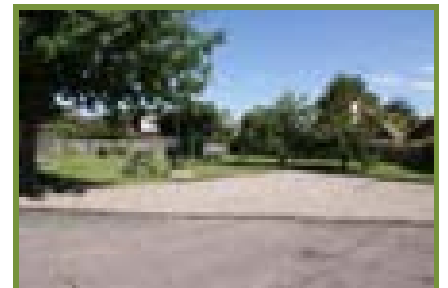
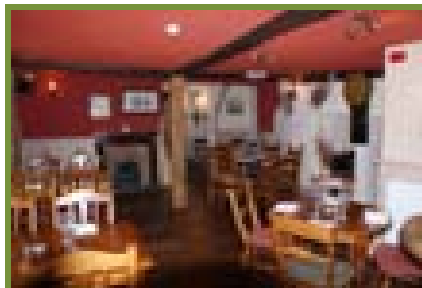
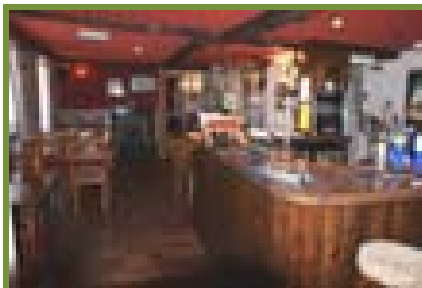
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RETIREMENT SALE



THE RED LION

75 HIGH STREET, BRIDGE, CANTERBURY, KENT, CT4 5LB



OFFERS INVITED ON £129,000 LEASEHOLD (+ S.A.V.)
to include trade fixtures & fittings and goodwill of the business as a going concern.

SOLE SELLING RIGHTS

THE RED LION
75 HIGH STREET, BRIDGE, CANTERBURY, KENT, CT4 5LB

LOCATION

The property is situated in the attractive village of Bridge close to shops and amenities and within walking distance of many residential properties, yet only a short drive from Canterbury.

DESCRIPTION

A fully detached two storey Listed Grade II public house, built of brick with colour washed elevations under a pitched tiled roof. Both the trade areas and private accommodation have undergone considerable refurbishment to an extremely high standard.

ACCOMMODATION

GROUND FLOOR

FRONT ENTRANCE PORCH; RIGHT HAND LOUNGE SEATING/FUNCTION AREA with sofa and settle seating for approximately 30, carpeted floor, half panelled walls and feature fireplace with pine surround, coffee station, side door to car park, rear trade garden and smoking area; **DISABLED WC** with vanity basin, tiled walls and flooring; **INNER LOBBY; LADIES CLOAKROOM** with 3 wcs, 2 vanity basins, fully tiled floor and walls; **GENTS CLOAKROOM** with 4 bowl urinals, 2 vanity basins, wc cubicle, tiled walls and flooring; **RESTAURANT AREA** with oak flooring, half panelled walls, exposed brick pillars, feature fireplace and seating for some 40 covers; **STABLE RESTAURANT** to side, with flagstone flooring and covers for approximately 20; **SERVERY** with panelled front and oak polished top, fully fitted mirrored back display, 2 chill cabinets; **COMMERCIAL KITCHEN** fully fitted with stainless steel wash-up areas, 6 burner gas hob with double oven, microwaves, deep fat fryers, fridge/freezers, stainless steel prep area; door to rear car park and access to private accommodation; **LOBBY** with access to **STAFF FLAT** comprising **ONE ROOM** with **ENSUITE SHOWER FACILITIES**; Electrically cooled **LEVEL CELLAR** with water supply, drainage and double delivery doors from the rear car park.

MAIN PRIVATE ACCOMMODATION

FIRST FLOOR

THREE DOUBLE BEDROOMS; LIVING ROOM. Modern fitted **KITCHEN** with wall and base units, stainless steel sink unit; **BATHROOM** with over bath shower, wc and vanity basin.

OUTSIDE

REAR CAR PARK for some 20 vehicles; **TRADE GARDEN** with decking and picnic tables; **SMOKERS' SHELTER** to side, with lighting and heating.

TENURE

The premises are held under a 20 year fully repairing and insuring Lease from Punch Taverns which commenced on 31st July 2007. The current rental is £45,000 per annum and is subject to 5 yearly rent reviews, the next review is in 2012. There is a tie for beer, cider and minerals to the nominated suppliers of Punch Taverns. The Landlords will require a Security Deposit equivalent to three months rent.

TRADE

We are advised that since refurbishment and re-opening the pub, average takings are approximately £4,500 per week (Excl. VAT) – the split 75% dry, 25% wet. No annual accounts are available at present. However, details of the vendors' management 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 to the property. There is gas fired central heating fitted throughout. None tested.

LICENCES

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

RATES

Canterbury City Council informs us that the property is assessed to a Rateable Value of £18,750. The Uniform Business Rate payable for 2008/09 is at 46.2p 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 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, Northiam. (Tel: 01797 253333).

AGENT'S NOTE

Viewing of this recently refurbished public house is highly recommended. It is presently run as a restaurant and is available due to retirement.

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.