



# A.W. Gore & Co.

LICENSED PROPERTY VALUERS  
Established 1890

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## ON THE INSTRUCTIONS OF OXFORD HOTELS & INNS MANAGEMENT LTD

**NEW LEASE OR TENANCY TO BE GRANTED  
NIL PREMIUM – INVENTORY AT VALUATION  
FLEXIBLE “INGOINGS” AND TERMS  
COMPETITIVE RENT**



## **THE PANMURE HOTEL TAY STREET, MONIFIETH, DUNDEE, ANGUS, DD5 4AX**

**MINIMUM CAPITAL REQUIRED £20,000**  
to include initial Inventory payment, trading deposit and stock at Valuation.

**THE PANMURE HOTEL**  
**TAY STREET, MONIFIETH, DUNDEE, ANGUS, DD5 4AX**

**LOCATION**

The Panmure Hotel occupies a massive site directly adjoining the famous Links Golf Course in the coastal town of Monifieth, to the north of Dundee in eastern Scotland. The hotel is surrounded by good quality residential property and the towns main amenities all lie within easy reach.

**DESCRIPTION**

An imposing two storey property of stone built elevations under a variable pitched mixed slate roof with various extensions to rear and hardwood framed conservatory to flank.

**TENURE**

Our Landlord Clients are happy to grant either a traditional tenancy or longer assignable Lease on the property, depending on the level of Tenant investment. An initial rent of £30,000 per annum is sought and there will be a partial tie, though with a competitive barrelage discount scheme.

**ACCOMMODATION**

**GROUND FLOOR**

Left hand front **BAR AREA** in traditional style with good quality trade inventory; Front **ENTRANCE LOBBY**; Corner **STORE AREA**; **BAR SERVERY** with polished wood counter and back fittings; Large rear **FUNCTION ROOM** in similar style with ditto fittings and dance floor area; Rear **ENTRANCE LOBBY**; **LADIES & GENTS W.C.'s**; **LOBBY** off left hand **BAR** to main front **ENTRANCE LOBBY** with **RECEPTION DESK AREA** off; **LADIES, GENTS & DISABLED W.C.'s**; **OFFICE**; Right hand **LOUNGE BAR** in similar traditional style and on split levels with separate **SERVERY** having polished counter and back fitting; **DINING ROOM** with steps up into **CONSERVATORY RESTAURANT** having panoramic views across golf course; **SERVICE LOBBY** with **WASH-UP AREA** off and large **CATERING KITCHEN** with heavy duty equipment and stainless steel extraction; 2 **FREEZER STORES**; **WALK-IN DEEP FREEZE**; **ACCESS PASSAGE** with **LOBBY** and **DRY GOODS STORE** off; **STAFF W.C.**; **STAFF CHANGING ROOM**; Further **STORE**.

**FIRST FLOOR**

13 **BEDROOMS** with en-suite facilities; **LAUNDRY ROOM**; **LANDINGS & STAIRS** down.

**CELLARGE**

Access via lobby off bars to **LOBBY**, foot of stairs; Electrically chilled **DRAUGHT BEER CELLAR**; **DELIVERY CELLAR**; **SPIRIT STORE**.

**OUTSIDE**

Large front/side **CAR PARK**; Side **TRADE PATIO AREA** with kiddies play equipment off; Rear **DELIVERY YARD**; **GARAGE STORE** and **BOILER ROOM**.

**TRADE**

We are advised that turnover for the year ending 30<sup>th</sup> April 2008 amounted to some £320,000 (including V.A.T.). Limited trading information with regard to turnover can be made available to interested parties.

**LICENCES**

We are advised that the property enjoys a Premises Licence.

**RATES**

Angus District Council informs us that the property is assessed to a Rateable Value of £38,000. 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 at Valuation.

**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, trade glassware and loose catering effects.

**VIEWING**

Formal viewing by appointment only via A W Gore & Co, Brighton (Tel: 01273 565621).

**AGENT'S NOTE**

Our Clients are looking to convert this unit, which is currently run under management, into a tenanted or leased operation as they feel it is more suited to an "owner operator". All aspects of the letting will be negotiable, as quality of operator is vital in the current financial climate where funding for leasehold/tenanted businesses is often of limited availability.

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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.