



A.W. Gore & Co.

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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 PORTLAND ARMS HOTEL LYBSTER, CAITHNESS, KW3 6BS

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

**THE PORTLAND ARMS HOTEL
LYBSTER, CAITHNESS, KW3 6BS**

LOCATION

The Portland Arms Hotel stands on the outskirts of the Fishing Village of Lybster on the A99 coastal trunk road in north east Scotland some ten miles to the south of Wick.

DESCRIPTION

A fully detached two storey (with attic rooms) property of painted rendered block stone elevations under a tiled roof.

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 £35,000 per annum is sought and there will be a partial tie, though with a competitive barrelage discount scheme.

TRADE

We are advised that turnover for the year ending 30th April 2008 amounted to some £587,000 (including V.A.T.). Limited trading information with regard to turnover can be made available to interested parties.

ACCOMMODATION

GROUND FLOOR

OFFICE; RESIDENT'S LOUNGE; RECEPTION AREA; Front ENTRANCE LOBBY; BREAKFAST ROOM; Overflow KITCHEN; LOUNGE BAR; SERVERY; FUNCTION ROOM SERVERY; FUNCTION ROOM; Further lobby to LADIES & GENTS W.C.'s; DRAUGHT CELLAR; Further lobby to TRADE KITCHEN with heavy duty equipment and stainless steel extraction canopy; BOILER ROOM; WINE CELLAR; Further KITCHEN AREA; COFFEE PREPARATION AREA; CLEANER'S CUPBOARD; Further passage to WALK-IN REFRIGERATED AREA; POT STORE; SPIRIT STORE; RECEPTION DESK.

FIRST FLOOR

21 en-suite **LETTING BEDROOMS**; 3 various **STORAGE AREAS; PRIVATE BOARD ROOM/ MEETING ROOM; W.C.; MANAGER'S FLAT; LANDINGS & STAIRS** down.

OUTSIDE

CAR PARK; GARDEN, laid to lawn; Rear **PRIVATE YARD with FREEZER ROOM off; LAUNDRY ROOM.**

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

The property is assessed to a Rateable Value of £42,500. 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 & Go, 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.

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.