



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 RAM JAM INN GREAT NORTH ROAD, STRETTON, OAKHAM, RUTLAND, LE15 7QX

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

THE RAM JAM INN
GREAT NORTH ROAD, STRETTON, OAKHAM, RUTLAND, LE15 7QX

LOCATION

The Ram Jam Inn occupies a massive roadside site on the A1 some nine miles to the north of Stamford.

DESCRIPTION

A substantial, predominantly two-storey fully detached property of mixed painted render and stone built elevations under variable pitched tiled roofing.

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.

TRADE

We are advised that turnover for the year ending 30th April 2008 amounted to some £477,000 (including V.A.T.). Limited trading information with regard to turnover can be made available to interested parties.

ACCOMMODATION

GROUND FLOOR

Front **ENTRANCE LOBBY; LADIES W.C.; GENTS W.C.; RECEPTION DESK AREA; RECEPTION OFFICE;** Well fitted **MEETING ROOM** with good quality trade inventory; Main **BAR** in traditional style with similar good quality trade inventory and nearly new electrically heated **CARVERY UNIT; SERVICE LOBBY** to rear with **DINING AREA** and separate **RESTAURANT AREA** off; **BAR SERVERY** with wooden counter and back fitting; **STORE ROOM; WASH-UP AREA;** Large **CATERING KITCHEN** with stainless steel extraction system; **REFRIGERATED STORE; CHEF'S OFFICE; STAFF ROOM; FREEZER STORE.**

FIRST FLOOR

8 en-suite **LETTING BEDROOMS; STAFF ROOM** with **W.C. & SHOWER; LINEN STORE; UTILITY ROOM; LANDINGS & STAIRS** down.

CELLARAGE

Access via stairs off lobby to **CHUTE ROOM** and electrically chilled **DRAUGHT BEER CELLAR.**

OUTSIDE

Large rear **TRADE GARDEN** laid part patio and with extensive lawned area off leading into **ORCHARD;** Large front tarmac **CAR PARK.**

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

The property is assessed to a Rateable Value of £53,700. 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.