



# 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 TWEEDDALE ARMS HOTEL  
HIGH STREET, GIFFORD, HADDINGTON, EAST LoTHIAN,  
EH41 4QU**

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

**THE TWEEDDALE ARMS HOTEL**  
**HIGH STREET, GIFFORD, HADDINGTON, EAST LOTHIAN, EH41 4QU**

**LOCATION**

The Tweeddale Arms Hotel occupies a deceptively large site in the heart of the village of Gifford, close to the town of Haddington which straddles the A1 to the east of Edinburgh. The East Lothian coastline with its sandy beaches, nature reserves and golf courses all directly surround.

**DESCRIPTION**

A substantial predominantly two storey property of painted pebble dashed elevations under variable pitched mixed tiled roofing with twin storey addition to rear.

**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 £20,000 per annum is sought and there will be a partial tie, though with a competitive barrelage discount scheme.

**ACCOMMODATION**

**GROUND FLOOR**

Left hand **PUBLIC BAR** in traditional style with basic trade inventory; Front **ENTRANCE LOBBY**; **PUBLIC BAR SERVERY** with open plan access through to **LOUNGE BAR SERVERY** adjoining; Large **LOUNGE BAR AREA** with banquet seating to part and rear **LOBBY** to **LADIES & GENTS W.C.'s**; Central hotel **ENTRANCE LOBBY** with **RECEPTION DESK AREA** off; **CUPBOARD** under stairs; **LOBBY** to further **LADIES & GENTS W.C.'s**; Front central **LOUNGE BAR AREA** with side **DINING ROOM** off and further rear **FUNCTION ROOM** adjoining; **SERVICE LOBBY** to large semi-segregated **TRADE KITCHEN** with heavy duty equipment and stainless steel extraction system; **LARDER**; **STORE**; **STAFF W.C.**; **FREEZER STORE**; **DRY GOODS STORE** with walk-in **COLD ROOM** off; **BOILER/UTILITY ROOM**; **ACCESS PASSAGE** to office and **SPIRIT STORE**.

**SECOND FLOOR**

**STAFF BEDROOM**; **LETTING BEDROOM** with en-suite facility; **LANDING & STAIRS** down.

**FIRST FLOOR**

Self-contained **FUNCTION ROOM** with corner **SERVERY**; **STAFF BEDROOM**; 12 further **LETTING BEDROOMS** with en-suite facilities; 2 **STORE ROOMS**; **W.C.**; **BATHROOM**; **LANDINGS & STAIRS** down.

**OUTSIDE**

Side enclosed **COURT YARD** with **STORE** and ground level electrically chilled **DRAUGHT BEER CELLAR** off; Large, rear **TRADE GARDEN**, laid to lawn; **GARAGE STORE**; Further **PRIVATE GARDEN AREA**.

**TRADE**

We are advised that turnover for the year ending 30<sup>th</sup> April 2008 amounted to some £308,000 (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**

East Lothian District Council informs us that the property is assessed to a Rateable Value of £48,500. 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 & 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.