



NAGS HEAD



High Street, Lower Stoke, Near Rochester, Kent, ME3 9RA
Telephone - 01634 271023
Licensee Victoria Gillham

Business Development Manager: Chris Pattinson, 07808 905376 (Mobile)

Contact at Brewery: Linda Reece 01795 542132 (Direct Dial)
E-Mail: lreece@shepherd-neame.co.uk

If you wish to view the trading area of the property, please contact the licensee to make an appointment

DESCRIPTION

The Nags Head is situated in the village of Lower Stoke, on the Isle of Grain and near the historic town of Rochester. The house is the sole pub in Lower Stoke and has facilities including a single bar operation, small catering kitchen, dedicated smoking area and a good sized garden with out buildings.

<u>TRADE</u>	All Beer & Cider	Wines	Spirits	Minerals
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2008	147	13	76	2121
2009	147	4	71	2696
2010	130	9	72	2227

PLEASE NOTE: Shepherd Neame offers a traditional three year tenancy i.e. the rent is reviewed after three years but the tenancy is renewable and ongoing. We recommend that you consult a Solicitor and seek independent advice.

Hours for licensable activities authorised by the Premises Licence:

Supply of alcohol, background music and provision of late night refreshment	Sun – Thurs Fri - Sat	10.00 – 00.00 10.00 – 01.00
Open to the public	Sun – Thurs Fri - Sat	10.00 – 00.20 10.00 – 01.20
Live music	Mon - Sat Sun	20.00 – 00.00 14.00 - 00.00

TRADE ACCOMMODATION

Single Bar Area, Large Trade Garden, Small Trade Kitchen, Pool, Bat & Trap, Outside Smoking Area

GENERAL

Gas Fired Central Heating, Two Outbuildings

PRIVATE ACCOMMODATION

3 Large Bedrooms, Lounge, Kitchen/Dining Room, Bathroom

RENT	Year 1	Year 2	Year 3
Per Annum	£11,700	£12,324	£13,000
Equivalent Per Week	£225	£237	£250

UNIFORM BUSINESS RATES PAYABLE:-

Effective April 2010: £4,900 p.a.

COUNCIL TAX:- Band A

Service Charge £780 p.a.

TRADING DEPOSIT	£5,000
CONTRACT DEPOSIT	£500 Refundable on day of change
TRAINING COURSE DEPOSIT	£500 (Refundable less certification cost on completing courses)
DILAPIDATIONS	£1,000 (+ monthly payments of £50)
INVENTORY	£5,000 (Estimate only)
STOCK, GLASS CROCKERY, CUTLERY ETC	£1,000 (Estimate only)
TOTAL ESTIMATED INGOING	£13,000

ESTIMATED AWP INCOME (TENANT)	
< £1,000 per annum	
£1,000 - £3,000	X
£3,000 - £5,000	
£5,000	

ESTIMATED FOOD TURNOVER	
< £100 per week	n/a
£100 - £500	
£500 - £1,000	
£1,000 > £2,000	

These figures were accurate at the date of printing of particulars (February 2010) Please enquire at interview if there have been any substantial changes. The particulars are set out as a general outline only for the guidance of intended lessees and do not constitute part of an offer or contract. All descriptions (including photographs), dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
No person in the employment of Shepherd Neame Limited has any authority to make or give any representation or warranty whatsoever in relation to the property.