



CROWN & SCEPTRE



25 Elm Vale Road, Dover, Kent, CT17 9NZ
Telephone - 01304 339667
Licensee - Mrs H Stratford

Business Development Manager: Mike Davies, 07711 773219 (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 Crown & Sceptre is situated on the western side of Dover town centre in a popular residential area. The pub has benefited from a complete external re-decoration to a high standard. The house has two bars, a rear patio garden area and a very popular skittle alley. There is also a private function room on the first floor which may be used for small parties of up to 30 people. This is a traditional wet led house which may suit newcomers to the industry.

<u>TRADE</u>	All Beer & Cider	Wines	Spirits	Minerals
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2008	135	139	97	1365
2009	148	38	55	815
2010	76	17	21	432

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	Sun – Thurs Fri - Sat	10.00 – 00.00 10.00 – 01.00
Open to the public and provision of late night refreshment	Sun – Thurs Fri - Sat	07.00 – 00.30 07.00 – 01.30
Background Music	Sun - Sat	07.00 – 23.30
Live music	Sun - Sat	10.00 – 23.30

TRADE ACCOMMODATION

Public & Saloon Bar, Kitchen, Function Room, Internal Customer Toilets

GENERAL

Cellar Cooling, Gas Central Heating, Trade Garden, Skittle Alley

PRIVATE ACCOMMODATION

4 Bedrooms, Lounge, Bathroom, Storage Room

RENT	Year 1	Year 2	Year 3
Per Annum	£15,080	£15,704	£16,380
Equivalent Per Week	£290	£302	£315

UNIFORM BUSINESS RATES PAYABLE:-

£3,962 p.a. with effect from April 2010

COUNCIL TAX:- Band A

Service Charge £780 p.a.

Pool Table p.a. £520 (if applicable)

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	£7,000 (Estimate only)
STOCK, GLASS CROCKERY, CUTLERY ETC	£2,000 (Estimate only)
TOTAL ESTIMATED INGOING	£16,000

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

ESTIMATED FOOD TURNOVER
N/A

These figures were accurate at the date of printing of particulars (April 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.