



RAILWAY HOTEL



Station Road, Walmer, Deal, Kent CT14 7RL
Telephone - 01304 368776
Licensee - Mr S Hopkinson

Business Development Manager: Bart Nelson 07711 138481

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 Railway is a classic community pub with 10 darts teams, 2 pool teams and 2 football sponsored teams. There has been a very recent renovation of the restaurant area that can accommodate approximately 34 covers, and also new toilets have been built giving the pub a fresh and up to date feel. We are looking for licensees who will be able to continue the sports element of the pub but also start, what should be a very successful food side of the business. All applicants will be welcomed, but ideally we are looking for experienced licensees with good catering experience. This is a great opportunity to build on a strong wet trade and start a food operation.

<u>TRADE</u>	All Beer & Cider	Wines	Spirits	Minerals
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2008	180	45	144	4143
2009	176	31	99	2997
2010	156	28	59	2791

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 – 02.00
Open to the public	Sun – Thurs Fri - Sat	10.00 – 00.30 10.00 – 02.30
Live music	Sun - Sat	10.00 – 00.00

TRADE ACCOMMODATION

Public and Saloon Bars, Restaurant (34 covers), Trade kitchen, New customer toilets

GENERAL

Large trade garden, Smoking area with light and heat, Car park

PRIVATE ACCOMMODATION

Six bedrooms, Living room, Kitchen, Bathroom

RENT	Year 1	Year 2	Year 3
Per Annum	£23,400	£24,284	£25,220
Equivalent Per Week	£450	£467	£485

UNIFORM BUSINESS RATES PAYABLE:-

With effect from April 2010: £4,900 p.a.

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	£16,000 (Estimate only)
STOCK, GLASS CROCKERY, CUTLERY ETC	£2,000 (Estimate only)
TOTAL ESTIMATED INGOING	£25,000

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

ESTIMATED FOOD TURNOVER
Nil at present
£100 - £500
£500 - £1,000
£1,000 > £2,000

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.