

FLYING HORSE



Updated photo to follow shortly

Cage Lane, Smarden, Kent TN27 8QD
Telephone - 01233 770432
Licensee - Miss G Avery

Business Development Manager: Greg Wallis 07801 215716

Contact at Brewery: Linda Reece 01795 542132 (Direct Dial)

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

DESCRIPTION

This delightful local is situated just a few miles from Ashford in the pretty village of Smarden, which was named Kent Village of the Year in 2007/2008. Nearby attractions include Leeds and Bodiam Castles, Sissinghurst Castle Gardens, Biddenden Vineyard, Godinton House Gardens, & Headcorn Air Museum. Recently refurbished, the Flying Horse really is at the heart of the local community. The house enjoys a strong wet trade with a stable food offering. Viewing is highly recommended.

<u>TRADE</u>	All Beer & Cider	Wines	Spirits	Minerals
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2008	182	360	56	4005
2009	179	380	64	4533
2010	171	380	80	4940

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 – 00.30
Open to the public	Sun – Thurs Fri - Sat	10.00 – 00.30 10.00 – 01.00
Live music	Sun - Sat	10.00 – 00.00

TRADE ACCOMMODATION

One bar serving two areas, kitchen, internal customer toilets

GENERAL

Patio area to the front, smoking solution, car park opposite

PRIVATE ACCOMMODATION

Three bedrooms, sitting room, bathroom

RENT	Year 1	Year 2	Year 3
Per Annum	£23,920	£24,856	£25,896
Equivalent Per Week	£460	£478	£498

UNIFORM BUSINESS RATES PAYABLE:-

With effect from April 2010: £5,421 p.a.

COUNCIL TAX:- Band B

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	£12,000 (Estimate only)
STOCK, GLASS CROCKERY, CUTLERY ETC	£2,000 (Estimate only)
TOTAL ESTIMATED INGOING	£21,000

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

ESTIMATED FOOD TURNOVER	
< £100 per week	
£100 - £500	
£500 - £1,000	X
£1,000 > £2,000	

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