

ROYAL OAK



Chapelwood Road, New Ash Green, Nr Sevenoaks, Kent, TN15 7HT
Licensee - Peter Hayes Telephone - 07957 115123

Business Development Manager: Chris Pattinson, 07808 905 376 (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 Royal Oak is a country pub with the benefit of a large housing estate nearby, and enjoys good facilities including a large garden incorporating a high quality childrens' area. There is a development planned for the pub, details of which can be discussed with the Business Development Manager.

<u>TRADE</u>	All Beer & Cider	Wines	Spirits	Minerals
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2008	183	284	127	3688
2009	118	109	47	1669
2010	84	181	44	1610

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 as authorised by the Premises Licence:

Supply of alcohol 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 – 00.30 10.00 – 01.30
Background & Live music	Sun - Thurs Fri - Sat	10.00 – 23.00 10.00 - 00.00

TRADE ACCOMMODATION

Saloon Bar, Restaurant - 30 covers, Trade Kitchen, Internal Customer Toilets

GENERAL

Large Trade Garden to rear, Childrens' Play Area, Car Parking - 50 cars, Gas Fired Central Heating, Burglar Alarm, CCTV

PRIVATE ACCOMMODATION

Four Bedrooms, Bathroom, Sitting Room, Private Garden

	Year 1	Year 2	Year 3
RENT PER ANNUM	Negotiable	£24,648	£26,000
	Negotiable	£474	£500

UNIFORM BUSINESS RATES PAYABLE:-

£9,695 p.a. with effect from April 2010

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	£16,000 (Estimate only)
STOCK, GLASS CROCKERY, CUTLERY ETC	£1,500 (Estimate only)
TOTAL ESTIMATED INGOING	£24,500

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

ESTIMATED FOOD TURNOVER
n/a

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

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