



THREE HORSESHOES



Staple Street, Hernhill, Faversham, Kent ME13 9UA
Telephone - 01227 750842
Licensees - Mick & Vera Skipper

Business Development Manager: Mike Davies 07711 773219

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

Beautifully situated village pub in the heart of Staple Street just off the A299, Thanet Way, about 1.5 miles from Farming World and half a mile from Mount Ephraim Gardens. This unspoilt, idyllic village pub offering an alternative lifestyle. There is a good level of community support in the pub and a calendar of community events including the annual wheelie bin race.

<u>TRADE</u>	All Beer & Cider	Wines	Spirits	Minerals
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2008	120	306	61	2293
2009	94	253	53	2308
2010	78	199	42	2145

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 – 23.30 10.00 – 00.30
Open to the public	Sun – Thurs Fri - Sat	10.00 – 24.00 10.00 – 01.00
Live music	Fri - Sat	07.00 - 23.30

TRADE ACCOMMODATION

Public bar, Restaurant (12 covers), Internal customer toilets, Trade kitchen, Dart

GENERAL

Rear garden, Car parking for 3 vehicles, GFCH, alarmed

PRIVATE ACCOMMODATION

One double & one single bedroom, Bathroom, Lounge, Private yard, Outbuilding for storage

RENT	Year 1	Year 2	Year 3
Per Annum	£18,200	£18,928	£19,760
Equivalent Per Week	£350	£364	£380

UNIFORM BUSINESS RATES PAYABLE:-

With effect from April 2010: £3,128 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	£9,000 (Estimate only)
STOCK, GLASS CROCKERY, CUTLERY ETC	£2,000 (Estimate only)
TOTAL ESTIMATED INGOING	£18,000

ESTIMATED AWP INCOME (TENANT)
n/a

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