



# THE SEAVIEW HOTEL



## CLOSED FOR REFURBISHMENT

96 Station Road, Birchington, Kent, CT7 9RA

Telephone - 01843 841702

Licensee - Mr M Hayes

Business Development Manager: Bart Nelson, 07711 138481 (Mobile)

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

E-Mail: [lreece@shepherd-neame.co.uk](mailto: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 Seaview Hotel is a large public house. There is a mix of business, traditional pub games and good food offering with a large function room for parties and overspill for diners. The pub has also been refurbished inside the premises and also has the added benefit that there are four letting rooms available. The pub is a fantastic opportunity to build the trade and cement its position at the heart of the community.

<u>TRADE</u>	<b>All Beer &amp; Cider</b>	<b>Wines</b>	<b>Spirits</b>	<b>Minerals</b>
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2007	84	56	76	3154
2008	103	95	103	3704
2009	47	50	16	948

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	Sun – Thurs Fri - Sat	10.00 – 00.30 10.00 – 01.30
Live music	Sun - Sat	10.00 – 23.00

**TRADE ACCOMMODATION**

Bar, Restaurant - 40 covers, Trade Kitchen, Function Room, 4 Letting Rooms, Pool Table, Darts

**GENERAL**

Trade Garden, Childrens' Play Area, Car Park - 4 cars

**PRIVATE ACCOMMODATION**

2 Double Bedrooms, 1 Single Bedroom, Bathroom, Kitchen, Lounge, Office

RENT	Year 1	Year 2	Year 3
Per annum	To be discussed	Guide £22,000	Guide £26,000
Equivalent per week		Guide £423	Guide £500

**UNIFORM BUSINESS RATES PAYABLE:-**

£4,316 p.a. with effect from April 2010

**COUNCIL TAX:-** Band A

Service Charge £780 p.a.

Pool Table p.a. £520 (if applicable)

<b>TRADING DEPOSIT</b>	£5,000
<b>CONTRACT DEPOSIT</b>	£500 Refundable on day of change
<b>TRAINING COURSE DEPOSIT</b>	£500 (Refundable less certification cost on completing courses)
<b>DILAPIDATIONS</b>	£1,000 (+ monthly payments of £50)
<b>INVENTORY</b>	£20,500 (Estimate only)
<b>STOCK, GLASS CROCKERY, CUTLERY ETC</b>	£2,500 (Estimate only)
<b>TOTAL ESTIMATED INGOING</b>	£30,000

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

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

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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.