



THE TELEGRAPH



1 Hamilton Road, Deal, Kent, CT14 9BH
Telephone - 07767 215214
Licensee - Mr A McGlashan

Business Development Manager: Mike Davies 07711 773219 (Mobile)

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

The Telegraph is a busy community pub with a large number of darts & pool teams. The pub was fully decorated on the outside fairly recently and the kitchen has been completely renewed. There is a lovely sun trap of a garden to the rear, ideal for summer BBQ's, and also a smoking facility awning. The pub would suit enthusiastic community focused applicants to further expand on a healthy trade.

<u>TRADE</u>	All Beer & Cider	Wines	Spirits	Minerals
Year Ending 30 June	Barrels	Gallons	Gallons	Ready to drink litres
2009	146	102	173	4209
2010	114	47	147	4024
2011	128	74	100	3491

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 – 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

Public & Saloon Bar, Pool & Darts

GENERAL

Trade Garden to Rear, Smoking Facility, Gas Fired Central Heating, Alarmed

PRIVATE ACCOMMODATION

3 Double Bedrooms, Kitchen, Lounge/Dine, Bathroom, Office



RENT	Year 1	Year 2	Year 3
Per Annum	£18,720	£19,708	£20,800
Equivalent Per Week	£360	£379	£400

UNIFORM BUSINESS RATES PAYABLE:-

£3,180 p.a. effective April 2010

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
DILAPIDATIONS	£1,000 (+ monthly payments of £50)
INVENTORY	£12,000 (Estimate only)
STOCK, GLASS CROCKERY, CUTLERY ETC	£2,000 (Estimate only)
TOTAL ESTIMATED INGOING	£20,500

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

ESTIMATED FOOD TURNOVER
n/a

These figures were accurate at the date of printing of particulars (November 2011). 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.