

A.W. Gore & Co.

LICENSED PROPERTY AGENTS, VALUERS AND SURVEYORS

3 Church Hill, Patcham Old Village, Brighton East Sussex BN1 8YE

PJW/ME

28th June 2019

Mr & Mrs T Baker
Batsford Farmhouse
RUSHLAKE GREEN
East Sussex TN21 9QT

Dear Mr & Mrs Baker

THE TUDOR CLOSE, FERRING

Further to our recent correspondence I lay out below details of all my dealings in respect of the above house (in a somewhat abridged version as you will appreciate).

I will attach at the end certain documents which will both substantiate my comments and, perhaps more importantly, give an indication as to just how badly the market has collapsed over the years, in particular with regard to the "Tudor".

I am not aware of exactly when you purchased the freehold, though in late 2010, at about the time your long term Managers departed, and after you had completed the roof repairs and the new conservatory, we approached the market on a freehold basis, seeking offers on £1,300,000.

The house then had the benefit of planning permission for letting bedrooms in the then semi-derelict portion of the property at the other end to the main pub. Our sales details are attached.

Having had no joy at all at that level, and in the turmoil following the credit crunch, you approached a much larger Agency, Christie & Co, and they issued an "acquisition brief" at between £900,000 and £1 million, once again to no avail. Their "Profile" document is attached.

Members of the Association of Valuers of Licensed Property

A.W.Gore & Co is the trading name of A.W.Gore & Co.Ltd. Registered in England & Wales Company Number 07186483

Registered Office 20 Havestock Road, Hastings, East Sussex, TN34 1BP

Directors: R.J. Thomson F.A.V.L.P. - P.J.Walker F.A.V.L.P. - A.J. Kelly F.A.V.L.P.

With no potential buyers for the freehold due to the dire market for lending against Licensed Premises, we then launched the premises as a leasehold opportunity and had a good degree of interest. We had a "before the market" deal agreed with a Craig Gillett (details attached) which unfortunately did not come to anything.

We then openly marketed the site (details attached) and had an initial contact from a Mr Simon Lover in July 2011 and his initial e-mail is attached also.

Draft details of letting are also attached and the lease was then granted to Mr Lover and his partner in late 2011 (details of the actual parties are also attached).

Mr Lover had an "option to purchase" agreement built into his lease and, despite his best efforts he was unable to raise funds (even though he would have been effectively swapping his rent for a mortgage).

Although his lease was not assignable, I am aware you gave him the opportunity to sell a pre-agreed lease for a premium, which he duly attempted to do through Guy Simmonds and Co.

Once it became clear that Mr Lover was never going to be in a position to buy the freehold, or indeed sell a lease, we were instructed to attempt to sell the freehold again, and our details are attached also.

This was in early 2018 (unsure of exact dates I'm afraid). Sidney Phillips were jointly instructed with us, and I know you have had a comprehensive marketing report from them also.

In July 2018, Mr Lover's Company, Beercat Ltd, fell into financial difficulties and ended up abandoning the premises, leaving you with a severe rent and dilapidations debt (I am not privy to the exact amounts of course).

This period of instability did nothing at all for the saleability of the house and, despite conducting a number of viewings, there was no offer forthcoming and a reduction was agreed down to £895,000.

A tenancy at will (TAW) was granted to a former employee in July 2018 (trading as Affinity Beach Ltd) and we listed an inventory of effects at the house (which we assumed may have been levied by HMRC). It is still not 100% clear that it is free from any lien now.

After what appeared to have been a period of relative calm, in February 2019 the tenants closed the doors and abandoned the site, once again with severe debt and we were instructed to find another TAW for you.

At that time the freehold price was again reduced down to £780,000.

We duly arranged a TAW letting to West Sussex Holdings Ltd on 22nd February, at a greatly reduced rent, though they have now given notice with a change anticipated for later in July (date will be determined in next week or so).

Early indications are that we will struggle to obtain even the current passing rent and it may be that we just get someone who is willing to keep the doors open while we market and pay utilities/rates etc.

I hope this gives some indication of how things have declined at the Tudor over recent years.

The original development of residential units in what was previously the Pub Garden, has served only to blight the pub as years have gone on and drinking/eating trends have changed.

There is limited car parking and virtually no external trade area now. With the introduction of the smoking ban in 2007, trade in general was hit, in sites with little or no trade garden, the impact was incrementally worse.

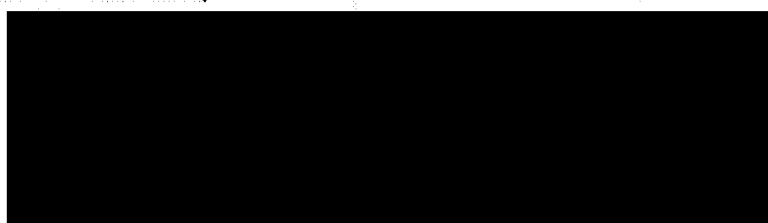
There are several "new build" pubs up on the A27 and A259 that did not even exist when you acquired the "Tudor" and the café on the beach which was only ever a food based business, has now got a full liquor licence and, with it's ability to serve alcohol and it's beach front location, has taken much of the trade formerly enjoyed by the Tudor.

Having known the pub for many years and having been an Agent dealing solely with licensed premises for some 40 years, I would suggest that the only way forward for the property would be as some alternative use.

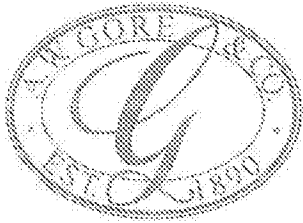
Indeed I would go as far as to say that, were an application made to create a new pub, of similar size and layout, in the same area that it now occupies, then any application would be roundly refused on grounds of lack of parking, vehicular access and, perhaps most importantly, need.

I hope this is of use to you, and if any clarification is need by any other party, please do not hesitate to put them in touch with me.

Yours sincerely

A large black rectangular redaction box covering the signature area.

P J WALKER



A.W. Gore & Co. Ltd.

Las 2010

LICENSED PROPERTY VALUERS
Established 1890

THE MILL, STATION ROAD
NORTHAM
NR. RYE
EAST SUSSEX TN31 6OT

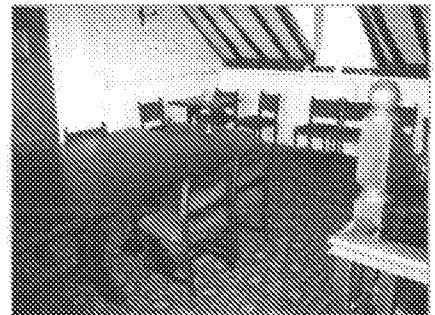
WEST HOUSE
115 WEST STREET
FAVERSHAM
KENT ME13 7JB

3 CHURCH HILL
PATCHAM OLD VILLAGE
BRIGHTON
EAST SUSSEX BN1 8YE

**SUBSTANTIAL THATCHED FREEHOLD FREEHOUSE
FAVOURED WEST SUSSEX VILLAGE LOCATION**



THE TUDOR CLOSE
FERRINGHAM LANE, FERRING
WORTHING, WEST SUSSEX, BN12 5NQ



OFFERS INVITED ON £1,300,000 FREEHOLD (+ SAV)
to include the trade fixtures and fittings and goodwill of the business as a going concern

SOLE SELLING RIGHTS

THE TUDOR CLOSE
FERRINGHAM LANE, FERRING, WORTHING, WEST SUSSEX, BN12 5NQ

LOCATION

The Tudor Close occupies a large site in the heart of the favoured West Sussex coastal village of Ferring, directly adjoining Worthing, in an area of good quality residential property. The Village's main amenities all directly adjoin and the main A259/A27 coastal trunk routes stand within easy reach.

DESCRIPTION

A substantial fully detached twin and single storey property of part flint built, part brick and part painted rendered elevations under a recently renewed variable pitched thatched roof with good quality oak conservatory to centre.

TRADE

We are advised that turnover for the Year ending 31st October 2010 amounted to some £460,000 (excluding V.A.T.). Details of the Vendor's accounts will be made available to genuinely interested parties following an initial viewing.

SERVICES

We are informed that all mains services are connected.

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

Arun District Council informs us that the property is assessed to a Rateable Value of £51,000. The Uniform Business Rate payable for 2010/11 is at 41.4p in the £ though transitional relief may apply. The domestic accommodation is in Council Tax Band "B"

INVENTORY

A W Gore & Co will prepare an Inventory of the trade fixtures & fittings to be included in the sale for annexation to the sales contract.

STOCK & GLASSWARE

This will be purchased in addition, at valuation, on the day of change and will include all wet and dry stocks, empties, containers, fuel and trade glassware.

VIEWING

Discreetly as a customer in the first instance. Formal viewing by appointment only through A W Gore & Co, Brighton. (Tel: 01273 565621).

ACCOMMODATION

GROUND FLOOR

Massive right hand **BAR/DINING AREA** (+/- 60 covers) with vaulted beamed ceilings all in "Tudor" style, superb feature fireplace in carved wood and traditional style trade inventory; Rear passage to **STORE ROOM** and **GENTS W.C.**; Right hand corner **ENTRANCE LOBBY** with **LADIES W.C.** off; Right hand front **DINING AREA** (+/- 20 covers) with similar traditional style trade inventory; Superbly appointed oak framed **CONSERVATORY RESTAURANT AREA** (+/- 80 covers), with glazed panelling to part, boarded flooring, part exposed brick built walling and good quality trade inventory; Right hand front corner **CATERING KITCHEN** with heavy duty equipment and stainless steel extraction system; Side **ENTRANCE LOBBY** to external **LEAN-TO STORAGE AREA** with walk-in **COLD ROOM** off; **FREEZER STORE**; Connecting **ACCESS PASSAGE** to side with **WINE & SPIRIT CUPBOARD** off; Further **PASSAGE** with office and **STAFF W.C.** off; End left hand **ENTRANCE LOBBY/STORE AREA** with **FREEZER STORE** and further **STORE ROOM** adjoining; Large **UTILITY STORE/OFFICE**; Further **STORE**; **DELIVERY STORE**; Large electrically chilled ground level **DRAUGHT BEER CELLAR**.

FIRST FLOOR

Semi self-contained mezzanine **BAR/DINING AREA** (above main Tudor Bar) with similar trade inventory and vaulted beamed ceilings; **ACCESS PASSAGE** to rear with **LANDING & STAIRS** down; Self-contained **OWNER'S FLAT** comprising: 2 **BEDROOMS**; **LOUNGE**; **BATHROOM/W.C.**; **LANDING & STAIRS** down.

OUTSIDE

Small enclosed central **COURTYARD PATIO** with access off conservatory; Right hand **TRADE PATIO**, laid part paving/part lawn with timber garden furniture; Front tarmac **CAR PARK AREA**; Left hand **ACCESS DRIVE** with right of way to houses at rear; Large rear **CAR PARK** with treated timber built smoker's shelter off.

AGENT'S NOTE

The Tudor Close represents a rare opportunity to acquire a large Freehold freehouse with a well established clientele and trading history. Planning permission exists to convert the current un-used storage areas at the left hand side of the demise into 5 letting rooms. Internal viewing is highly recommended.

NOTE - Messrs A W Gore & Co Ltd as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co Ltd. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.

Members of the Association of Valuers of Licensed Property

Registered in England and Wales - Company Number 07189433 - Registered Office 20 Havelock Road, Hastings, East Sussex TN34 1BP

Ref: 0333B / 13-01-2011

Acquisition Profile



Property:
The Tudor Close
Address:
Ferringham Lane Ferring Worthing West Sussex, BN12 5NQ

Vendor:	Mr Trevor Baker	Negotiator:	Spencer Mann - 01962 844455
Tenure:	Freehold	How Long Owned?:	10 years +
Lounge Bar:	60	First Floor Balcony:	30
Restaurant:	60 - 80 covers	Letting bedrooms:	Planning permission for 5 letting rooms (conversion of store areas).
Owners/Staff Accommodation:	3 bedrooms	External:	Outside patio area Car park for approximately 30
Trade Type:	Repeat regular trade, destination, mature clientele		
Competition:	Swallows Return, Worthing, Henty Arms, Ferring		
Takings:	£518,660 (2009) £460,261 (2010)		
Wet:	43%	Gross Profit:	£332,568 (2009) £274,612 (2010)
Dry:	57%		
Figure Required:	£900,000/£1m	Website:	
Comments:	Renowned historic pub/restaurant, the roof was re-thatched in 2007 and planning permission has been granted for 5 letting rooms converting the internal store areas. Total internal seating capacity of approximately 170, the pub is set in the centre of Ferring village which is a coastal village between Worthing and Arundel.		

Christie Owen & Davis plc, 111 Leazes Road, Newcastle, Tyne and Wear, NE4 6BE. A member of Christie Group plc.

April 11

**A W GORE
DETAILS OF LETTING
SUBJECT TO CONTRACT**

PROPERTY: THE TUDOR CLOSE
Ferringham Lane
Ferringham Lane
Worthing
West Sussex BN12 5NQ

LANDLORDS: EAST WEST TAVERNS LTD
c/o Batsford Farmhouse
RUSHLAKE GREEN
East Sussex TN21 9QT
FAO: MR T BAKER

LANDLORD'S SOLICITOR: RIX & KAY
River way
UCKFIELD
East Sussex TN22 1SL
FAO: MR D ASHTON

PROPOSED LESSEE: MR C GILLET
The Amsterdam
467-471 Upper Shoreham Road
SHOREHAM BY SEA
West Sussex BN43 5WQ

LESSEE'S SOLICITOR: MR S BALL
5 Pine Way Close
EAST GRINSTEAD
West Sussex RH19 4JR

PREMIUM: NIL - INVENTORY TO BE PURCHASED AT VALUATION UPON COMPLETION

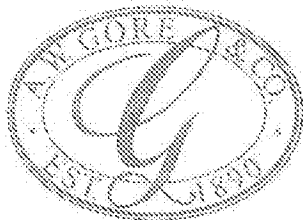
INVENTORY: A W GORE & CO TO LIST AND VALUE INVENTORY FOR ANNEXATION TO CONTRACT.

STOCK: ALL STOCK AND GLASSWARE TO BE LISTED AND VALUED AT COMPLETION

TERMS: BASIC HEADS OF TERMS ARE AS PER THE DRAFT DETAILS AS ATTACHED

EXCHANGE & COMPLETION: AT A DATE TO BE AGREED, BUT AS SOON AS POSSIBLE.

REF: PJW/ME 18TH APRIL 2011



A.W. Gore & Co. Ltd. *JUNE 11*

LICENSED PROPERTY VALUERS
Established 1890

THE MILL, STATION ROAD
NORTHAM
NR. RYE
EAST SUSSEX, TN39 5DT

WEST HOUSE
115 WEST STREET
FAVERSHAM
EAST SUSSEX, TN10 2JG

3 CHURCH HILL
PATCHAM OLD VILLAGE
BRIGHTON
EAST SUSSEX, BN1 1UE

SUBSTANTIAL THATCHED LEASEHOLD FREEHOUSE
FAVOURED WEST SUSSEX VILLAGE LOCATION
NEW FREE OF TIE LEASE FROM PRIVATE LANDLORD



THE TUDOR CLOSE
FERRINGHAM LANE, FERRING
WORTHING, WEST SUSSEX, BN12 5NQ



OFFERS INVITED ON £50,000 LEASEHOLD (+ SAV)

For the grant of a new lease to include the trade fixtures and fittings
and goodwill of the business as a going concern

SOLE SELLING RIGHTS

THE TUDOR CLOSE
FERRINGHAM LANE, FERRING, WORTHING, WEST SUSSEX, BN12 5NQ

LOCATION

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TRADE

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TENURE

Our vendor Clients are looking to grant a new lease in respect of the premises with term to be agreed, though it is assumed a 10 or 20 year lease will be offered on full repairing and insuring terms. A commencing rent of £65,000 is sought with 5-yearly reviews. The lease will be COMPLETELY FREE OF ALL TRADE TIES.

SERVICES

We are informed that all mains services are connected.

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

Arun District Council informs us that the property is assessed to a Rateable Value of £51,000. The Uniform Business Rate payable for 2011/12 is at 43.3p in the £ though transitional relief may apply. The domestic accommodation is in Council Tax Band "B".

INVENTORY

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AGENT'S NOTE

The Tudor Close represents a rare opportunity to acquire a large free of tie lease with a well established clientele and trading history. Planning permission exists to convert the current un-used storage areas at the left hand side of the demise into 5 letting rooms. Internal viewing is highly recommended.

NOTE - Messrs A W Gore & Co Ltd as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein is to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co Ltd. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.

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Registered in England and Wales - Company Number 07189433 - Registered Office 20 Havelock Road, Hastings, East Sussex TN34 1BP

Ref 0364B / 21-06-2011

P J Walker

From: Simon Lover <[REDACTED]>
Sent: 08 July 2011 18:35
To: [REDACTED]
Subject: Tudor Close

Hi

I have seen advertised on your web site the Tudor Close pub located in Ferring near Worthing. I have been to have a look as a customer and would like to arrange a formal viewing for this pub next week.

My partner and I are both experienced pub managers and feel the time is right for us to get our own pub hence our interest in the Tudor Close.

My phone number is 07853 093900 and email simonlover1@yahoo.co.uk if you would like to contact me, however I shall call you on Monday.

Kind Regards

Simon Lover

TUDOR CLOSE, FERRING
DRAFT HEADS OF TERMS
SUBJECT TO CONTRACT

July 11

TERM	10 YEARS (5+5) - EXCLUDED FROM LANDLORD AND TENANT ACT
RENT	£85,000 PER ANNUM (PLUS VAT). PAYABLE MONTHLY IN ADVANCE BY DIRECT DEBIT.
RENT REVIEW	ANNUALLY BY RPI (CAPPED AT 3.5%) WITH 5 YEAR REVIEW TO OPEN MARKET VALUE
NOTICE	TENANT CAN GIVE LANDLORD ONE YEARS NOTICE TO TERMINATE AGREEMENT. NOTICE CANNOT BE GIVEN IN FIRST 24 MONTHS OF LEASE. LANDLORD CANNOT GIVE TENANT NOTICE.
TIE	LEASE TO BE COMPLETELY FREE OF ALL TRADE TIES.
REPAIRS	FULLY REPAIRING AND INSURING SAVE FOR MAIN STRUCTURE (TO INCLUDE ROOF, MAIN STRUCTURE AND DRAINAGE). A SCHEDULE OF CONDITION WILL BE PRODUCED BY THE LANDLORD AT THE COMMENCEMENT OF THE LEASE AND AGREED BETWEEN THE PARTIES. PREMISES TO BE RETURNED AT END OF LEASE IN NO WORSE CONDITION THAN RECEIVED.
INVENTORY	TENANT TO PURCHASE INVENTORY AT VALUATION (ASSUMED CIRC/ £20-25,000 PLUS VAT) AT COMPLETION.
INSURANCE	TENANT TO INSURE INVENTORY, STOCK AND PUBLIC LIABILITY. LANDLORD TO INSURE BUILDINGS AND CONTRA-CHARGE TENANT.
USER CLAUSE	PREMISES TO BE STRICTLY USED AS PUBLIC HOUSE/RESTAURANT.
ASSIGNMENT	THE LEASE IS NON-ASSIGNABLE. NO SUBLETTING TO BE ALLOWED.
DEPOSIT	ONE QUARTER'S RENT. NON INTEREST BEARING.
FEES	TENANT TO BE RESPONSIBLE FOR LANDLORD'S LEGAL FEES IN CONNECTION WITH THE GRANT OF THE LEASE TO A MAXIMUM OF £1,500 PLUS VAT AND HALF LANDLORD'S VALUERS FEES OF £1,000 PLUS VAT TO EACH PARTY.
STOCK & GLASSWARE	TO BE PURCHASED AT VALUATION ON DAY OF COMPLETION.
LICENCE	TENANTS TO BE RESPONSIBLE FOR ALL TRANSFER APPLICATIONS LANDLORDS TO PROCURE THE CONSENT OF EXISTING LICENCE HOLDERS.
OPTION TO PURCHASE FREEHOLD	THE TENANT WILL HAVE THE OPTION TO PURCHASE THE FREEHOLD FOR £950,000 (PLUS VAT IF APPLICABLE) WITHIN THE FIRST THREE YEARS OF THE TERM

**A W GORE
DETAILS OF LETTING
SUBJECT TO CONTRACT**

Completed
~~2/10/11~~
0010836 11

PROPERTY: THE TUDOR CLOSE
Ferringham Lane
Ferringham Lane
Worthing
West Sussex BN12 5NQ

LANDLORDS: EAST WEST TAVERNS LTD
c/o Batsford Farmhouse
RUSHLAKE GREEN
East Sussex TN21 9QT
FAO: MR T BAKER

LANDLORD'S SOLICITOR: RIX & KAY
River way
UCKFIELD
East Sussex TN22 1SL
FAO: MR D ASHTON

PROPOSED LESSEE: MR S LOVER & MISS A GROENEWALD
c/o 4 The Meadway
HORLEY
Surrey RH6 9AN

LESSEE'S SOLICITOR: GWCA
13/14 Liverpool Terrace
WORTHING
West Sussex BN11 1TQ
FAO: MR J SMALLMAN

PREMIUM: £25,000 (TWENTY FIVE THOUSAND POUNDS) (PLUS VAT)

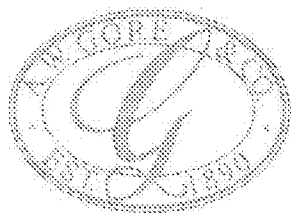
INVENTORY: A W GORE & CO TO LIST AND SUPPLY INVENTORY FOR
ANNEXATION TO CONTRACT.

STOCK: ALL STOCK AND GLASSWARE TO BE LISTED AND VALUED AT
COMPLETION (TO BE CAPPED AT £3,000)

TERMS: BASIC HEADS OF TERMS ARE AS PER THE DRAFT DETAILS
AS ATTACHED

EXCHANGE & COMPLETION: AT A DATE TO BE AGREED, BUT AS SOON AS POSSIBLE.
NOTE: AN EARLY EXCHANGE IS SOUGHT, POSSIBLY A
"LOCK OUT" AGREEMENT AND NON-REFUNDABLE DEPOSIT
TO BE PAID TO ENSURE PREMISES IS REMOVED FROM THE
MARKET.

REF: PJW/ME 12TH SEPTEMBER 2011



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890

3 CHURCH HILL
PATCHAM OLD VILLAGE
BRIGHTON
EAST SUSSEX BN1 8YE



**SUBSTANTIAL THATCHED FREEHOLD PUB/RESTAURANT
FAVOURED WEST SUSSEX VILLAGE LOCATION
FREE OF ALL TRADE TIES**



THE TUDOR CLOSE PUB AND KITCHEN
FERRINGHAM LANE, FERRING, WORTHING, WEST SUSSEX, BN12 5NQ

OFFERS INVITED ON £950,000 FREEHOLD (+ SAV)
to include the trade fixtures and fittings and goodwill of the business as a going concern

JOINT SOLE SELLING RIGHTS

THE TUDOR CLOSE
FERRINGHAM LANE, FERRING, WORTHING, WEST SUSSEX, BN12 5NQ

LOCATION

The Tudor Close occupies a large site in the heart of the favoured West Sussex coastal village of Ferring, directly adjoining Worthing, in an area of good quality residential property. The Village's main amenities all directly adjoin and the main A259/A27 coastal trunk routes stand within easy reach.

DESCRIPTION

A substantial fully detached twin and single storey property of part flint built, part brick and part painted rendered elevations under a recently renewed variable pitched thatched roof with good quality oak conservatory to centre.

TRADE

As the house has been run by individual lessees for many years, no trade can be sold nor warranted. Our clients have been deriving a rent of £65,000 for the past 5 years and the sale of the freehold will coincide with the existing lessees surrendering their lease. Limited trading information from the lessees may be available.

TENURE

FREEHOLD, FREE OF ALL TIE – VACANT POSSESSION UPON COMPLETION.

ACCOMMODATION

GROUND FLOOR

Massive right hand **BAR/DINING AREA** (+ 60 covers) with vaulted beamed ceilings all in "Tudor" style, superb feature fireplace in carved wood and traditional style trade inventory; Rear passage to **STORE ROOM** and **GENTS W.C.**; Right hand corner **ENTRANCE LOBBY** with **LADIES W.C.** off; Right hand front **DINING AREA** (+ 20 covers) with similar traditional style trade inventory; Superbly appointed oak framed **CONSERVATORY RESTAURANT AREA** (+ 80 covers), with glazed panelling to part, boarded flooring, part exposed brick built walling and good quality trade inventory; Right hand front corner **CATERING KITCHEN** with heavy duty equipment and stainless steel extraction system; Side **ENTRANCE LOBBY** to external **LEAN-TO STORAGE AREA** with walk-in **COLD ROOM** off; **FREEZER STORE**; Connecting **ACCESS PASSAGE** to side with **WINE & SPIRIT CUPBOARD** off; Further **PASSAGE** with **STORE** and **STAFF W.C.** off; End left hand **ENTRANCE LOBBY/STORE AREA** with **OFFICE** and further **ROOM** adjoining; Large **PRIVATE LOUNGE/DINER/KITCHEN**; Further **STORE**; **DELIVERY STORE**; Large electrically chilled ground level **DRAUGHT BEER CELLAR**.

FIRST FLOOR

Semi self-contained mezzanine **BAR/DINING AREA** (above main Tudor Bar) with similar trade inventory and vaulted beamed ceilings; **ACCESS PASSAGE** to rear with **LANDING & STAIRS** down; Self-contained **OWNER'S FLAT** comprising: 2 **BEDROOMS**; **LOUNGE**; **BATHROOM/W.C.**; **LANDING & STAIRS** down.

OUTSIDE

Small enclosed central **COURTYARD PATIO** with access off conservatory; Right hand **TRADE PATIO**, laid part paving/part lawn with timber garden furniture; Front tarmac **CAR PARK AREA**; Left hand

ACCESS DRIVE with right of way to houses at rear; Large rear **CAR PARK** with treated timber built smoker's shelter off.

SERVICES

We are informed that all mains services are connected.

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

Arun District Council informs us that the property is assessed to a Rateable Value of £44,800. The Uniform Business Rate payable for 2018/19 is at 49.3p in the £ though transitional relief may apply. The domestic accommodation is in Council Tax Band "B".

INVENTORY

A W Gore & Co will prepare an Inventory of the trade fixtures & fittings to be included in the sale for annexation to the sales contract.

STOCK & GLASSWARE

This will be purchased in addition, at valuation, on the day of change and will include all wet and dry stocks, empties, containers, fuel and trade glassware.

VIEWING

Discreetly as a customer in the first instance. Formal viewing by appointment only through A W Gore & Co, Brighton. (Tel: 01273 565621).

AGENT'S NOTE

The Tudor Close represents a rare opportunity to acquire a large Freehold freehouse with a well established clientele and trading history. Scope exists to convert the current areas at the left hand side of the demise into extra trading area or indeed letting accommodation (Planning permission has been granted already in respect of a letting conversion, but has now lapsed). Internal viewing is highly recommended.