



# The See-Ho

Ref: 8856071

Pear Tree Lane, Shorne; Gravesend

Leasehold: 145,000, Annual Rent: £65,000

Rent £65,000 Per Annum

50 Cover Formal Restaurant

30 cover Bar Restaurant, 80 cover garden

Two bedroom Owner Accommodation

Customer Car Park 25 Cars

EPC Rating D

*5 Year Rolling Tied Lease*



Built in 1895 to replace a pub dating from 1645 that was destroyed by fire. The pub name comes from an earlier association with hare coursing. A call to indicate the first sighting of the hare in a hunt.

Refurbished in 2018 The See-Ho has a classic look on the outside and a contemporary look on the inside with wood flooring, plush blue walls and marble style tables provide an inviting setting for all that cross the threshold.



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#### **Location**

Shorne is a picturesque village and civil parish in the borough of Gravesham in Kent. The parish lies 3 miles east Of Gravesend.

Adjacent to Shorne village is Shorne Wood Country Park, an area of outstanding natural beauty.

The village is within easy reach of Gravesend and the Medway towns providing easy access to the M2 and M25 motorway connections.

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#### **The Opportunity**

The Sea -Ho has been operated by our client for many years who is now looking to retire from hospitality.

We thoroughly recommend a viewing to fully appreciate this opportunity.



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### Internal Details

Entrance, bar area with circa 30 covers and formal restaurant with circa 50 covers

Ladies and gentlemen customer toilets

Fully equipped commercial kitchen with extraction, wash up and preparation area

Store room and staff toilets

Beer Cellar with beer drop and additional storage.

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### External Details

Customer car parking for 25 cars with additional on street parking

A Trade garden area with 80 covers

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### Business Rates

Valuation

Current rateable value (1 April 2023 to present)

£23,300

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

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### Fixtures & Fittings

We are advised by our client that all fixtures and fittings are owned outright and included in the sale price.



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### Trading Hours

Mon - Thu: 12:00 - 23:00

Fri - Sat: 12:00 - 00:00

Sun: 12:00 - 22:30

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### Owner's Accommodation

2 Bedrooms bathroom lounge, kitchen office and storage room

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### Staff

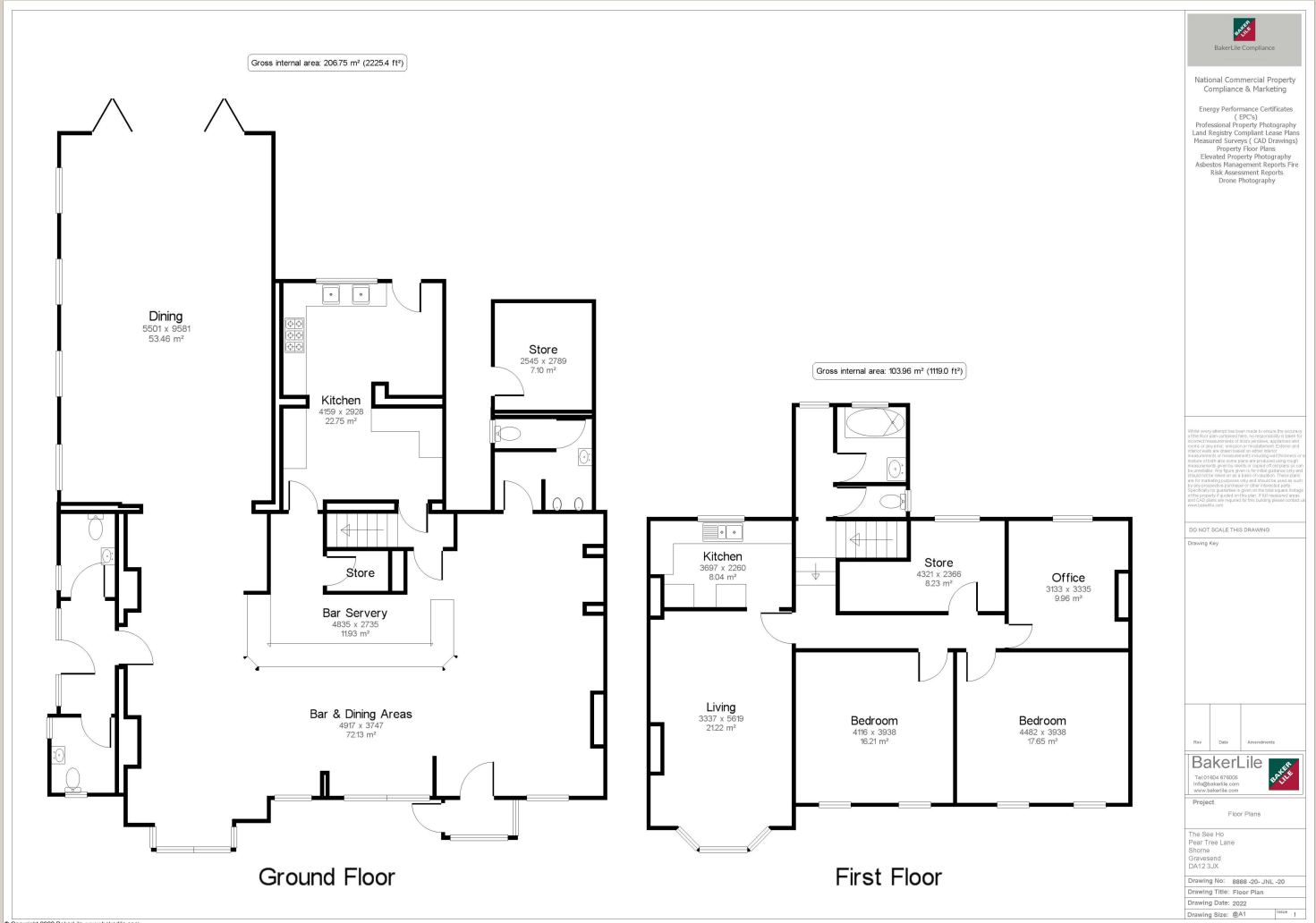
The business is predominantly owner run with a complement of full time and part time casual staff.

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### Trading Information

Trading information will be supplied following a formal viewing.





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Keith Bridgen

Business Agent - Pubs & Restaurants

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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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