



The See-Ho

Ref: 8856071

Pear Tree Lane, Shorne, Gravesend, DA12 3JX

Leasehold: £135,000, 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 for 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 that provide an inviting setting for all that cross the threshold.



Location

Shorne is a picturesque village and civil parish in the borough of Gravesham in Kent. The parish lies three 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.

The Opportunity

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

We thoroughly recommend a viewing to fully appreciate this opportunity.



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.

External Details

Customer car parking for 25 cars with additional on street parking.

Trade garden area with 80 covers.

Business Rates

Current rateable value (1 April 2023 to present) is £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.

Fixtures & Fittings

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



Trading Hours

Monday - Thursday: 12:00 - 23:00
Friday - Saturday: 12:00 - 00:00
Sunday: 12:00 - 22:30

Owner's Accommodation

Two bedrooms, bathroom, lounge, kitchen, office and storage room.

Staff

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

Trading Information

Trading information will be supplied following a formal viewing.



