



THE FITZWALTER ARMS

The Street, Goodnestone, Kent, CT3 1PJ



Sit in the District of Dover between Canterbury and Sandwich, the Fitzwalter Arms is a beautiful destination dining pub & restaurant with letting bedrooms located in rural Goodnestone, Kent.

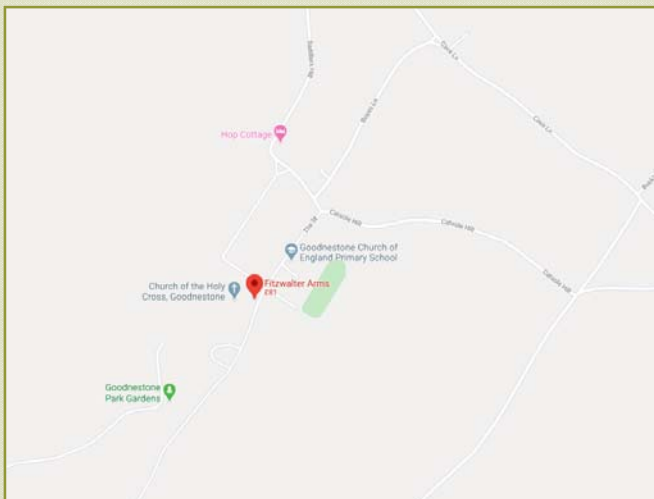
The Fitzwalter Arms dates back to 1589 and is steeped in over 400 years' worth of history but despite many changes over the years, it still retains its own unique charm, character and many of its original features. Kent hops line the beautiful wooden beams and it boasts open fire places, wooden floors, rustic exposed brick walls and leaded glass windows that feature in all of the local Fitzwalter estate.



Internally you will find the feature bar servery and lower bar area full of cosy sofas and tables for more relaxed and informal dining or a quiet game of dominoes, cards or bar billiards together with a separate restaurant dining room for approx.30 covers. This space can also double up as private dining and event space if required.

In 2016, the Fitzwalter Arms opened its doors for the very first time in over 400 years to overnight guests. Its three unique guest letting bedrooms on the first floor of the property are well maintained and all boast ensuite bathrooms, tea & coffee making facilities and freeview televisions.

One of the most popular features at the Fitzwalter Arms is its large, pretty grassed garden to the rear of the property with a paved patio area and seating. There are also two barns on site at the pub, one of which is currently used for laundry and storage and the second which was turned in to a quaint village shop full of fresh local supplies during lockdown and which has since remained in situ. Customer car parking is available outside of the property.



Moving forward Shepherd Neame is looking for tenants that understand the importance of a village pub to the local community whilst also capitalising on the tourist, passing and destination dining trade. For more information please contact us now on 01795 542132.

BAR, RESTAURANT & KITCHEN

Feature bar servery with relaxed drinking space, lower bar area with seating for approx. 6 covers and separate restaurant dining room for approx. 30 covers. Well equipped trade kitchen



LETTING BEDROOMS

Three large, well maintained ensuite letting bedrooms. 2 doubles and 1 family room



OUTDOOR & PARKING

Large grassed garden with a patio area to the back of the property. Barn laundry and storage room and a private barn utilised as a village shop. Street side customer car parking

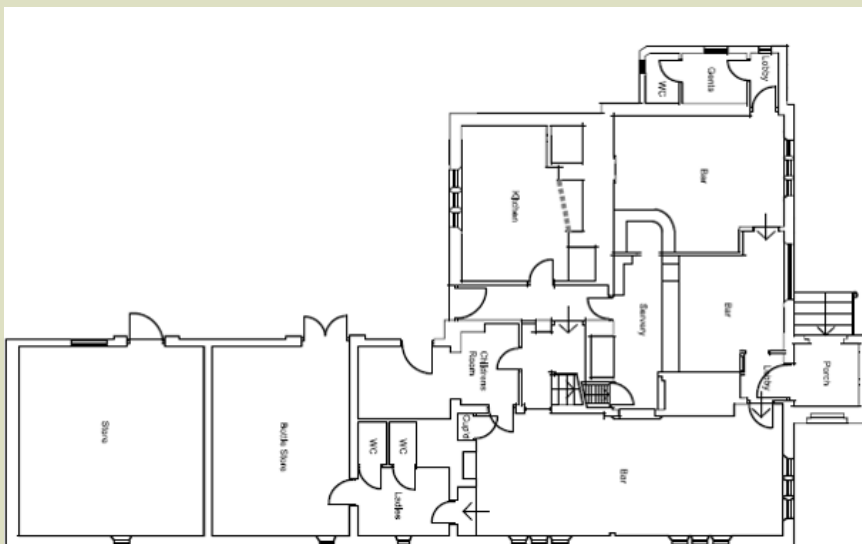


PRIVATE ACCOMMODATION

Private accommodation comprises of 1 double bedroom, lounge and bathroom.



TRADE FLOOR PLAN



CHARGES, TURNOVER & AGREEMENT OVERVIEW

ESTIMATED CAPITAL REQUIREMENTS

TRADING DEPOSIT	£5,000
CONTRACT DEPOSIT (Refundable on day of change)	£500
MAINTENANCE SCHEME (Plus monthly payments of £50)	£1,000
INVENTORY (Estimated subject to an independent valuation by a trade broker and stock taker)	£11,000
STOCK, GLASS & CROCKERY (Estimated subject to an independent valuation by a trade broker and stock taker)	£3,000
TRAINING DEPOSIT (£750 Refundable on completion of training)	£1,000
WORKING CAPITAL	£3,000
TOTAL ESTIMATED INGOINGS	£24,500
MINIMAL CAPITAL CONSIDERED	£13,500

NOTE:

A lower minimum amount of capital may be considered providing that there is a strong business and financial reason to support this during the application process

RENT CHARGES

	PER ANNUM	PER WEEK
YEAR 1	£16,120	£310
YEAR 2	£16,744	£322
YEAR 3	£17,420	£335

NOTE: This pub is being offered on a fixed term tenancy until 27th March 2025 outside of the Landlord & Tenant Act 1954 Part II

NON DOMESTIC BUSINESS RATES 2021/2022

RATEABLE VALUE	£9,000
MULTIPLIER	0.512
ESTIMATED RATES PAYABLE (Until 31/03/2022)	N/A
ESTIMATED RATES PAYABLE (From 01/04/22)	£ TBA

NOTE:

- Retail relief for the hospitality industry is reduced to 66% rate relief for the remainder of the rating year until 31st March 2022
- The above calculations are estimations only and as rateable values are subject to change, we would request that the prospective new tenant checks the rates payable and any other relief with the local authorities prior to completing a financial plan

ADDITIONAL CHARGES

SILVER SERVICE COMPLIANCE PACKAGE (Per annum) See overleaf for standard package details	£1846
COOLER RENTAL (Per annum)	£195 (1 Double)

TRADE SALES VOLUMES

YEAR ENDING 30 JUNE.	2017	2018	2019	2020
ALL BEER & CIDER (Barrels)	107	103	62	50
DISPENSE MONITORING EQUIPMENT (Draught beers and ciders in the last 12 weeks)				
WINE (Gallons)	303	256	127	123
PPS (Premium packaged spirits - Gallons)	1	0	0	0
TRADITIONAL SPIRITS (Gallons)	18	8	7	11
MINERALS (Ready to drink litres)	2525	2425	1483	1615

TURNOVER

FOOD TURNOVER (per week net approx.)	£800
LETTING ACCOMMODATION (per annum net for last full trading year 2019)	£28,000
AMUSEMENTS WITH PRIZES (per annum)	N/A

NOTE: Shepherd Neame has no access to the actual turnover figures as above. Please note that these figures is estimated as accurately as possible at time of publishing

PUB ENERGY EFFICIENCY RATING

BAND D

COUNCIL TAX BANDING

BAND A

Dover District Council

AGREEMENT OVERVIEW

This pub is being offered on a fixed term tenancy outside of the Landlord & Tenant Act 1954 Part II

This is a fully tied agreement across all beer, cider, wine, PPS, spirits and minerals

Any deviation from the standard terms outlined above should be discussed at interview stage with your designated Business Development Manager

Please note that we require all licensees to pass the Pre-Entry Awareness Training Course (PEAT) a minimum of five days before you can attend a formal shortlist interview with us

CODE OF PRACTICE

You can see our code of practice at the following website link:

www.shepherdneame.co.uk/sites/default/files/Code%2520of%2520Practice%2520Tenants.pdf

TENANTED HOUSE SERVICE COMPLIANCE PACKAGE



SILVER

GOLD

LANDLORD RESPONSIBILITIES

Annual Gas Safe Inspection (gas fires, gas boilers and gas flue)	✓	✓
5 Yearly Electrical Installation T&I	✓	✓
Asbestos Management Survey	✓	✓
6/12 Monthly LOLER (Goods/Passenger Lift)	✓	✓
Cellar Cooling Equipment and Beer Dispense Equipment	✓	✓
Annual Asbestos Condition Survey	✓	✓
Premises License and Licensing Applications	✓	✓
Maintenance and repair of electrical installation and pipework	✓	✓

LICENSEE RESPONSIBILITIES

Risk Compliance Portal	✓	✓
Online H&S Training	✓	✓
Annual Chimney Sweep	✓	✓
Annual Fire Extinguisher Inspection	✓	✓
L8 Water Risk Assessment	✓	✓
L8 Compliance Package (1 st Year only)	✓	✓
L8 Compliance (2 nd Year onwards)	✓	✓
6 Monthly Fire Alarm Service	✓	✓
6 Monthly Emergency Lighting Service	✓	✓
3 Yearly Fire Risk Assessment	✓	✓
Annual Gas Safe Inspection (kitchen gas appliances)	✓	✓
Annual Gas Boiler Servicing	✓	✓
2 Yearly PAT Testing	✓	✓
*Annual Pressure Vessel (Coffee Machines)		✓
*3 Monthly Grease Trap Service		✓
*Annual Kitchen Canopy, Ducting and Filter Clean		✓
Annual Gutter Clearance		✓
*Annual ROSPA Play Equipment Inspection		✓
ANNUAL COST	£1846	£3484
WEEKLY COST	£35.50	£67

*Only where applicable. Pricing subject to final agreement on servicing frequency. Licensee remains responsible for any defects or repairs which are identified during service/inspection

LICENCE INFORMATION

HOURS AUTHORISED BY THE PREMISES LICENCE

OPEN TO THE PUBLIC

Sunday - Thursday	10.00 - 00.00
Friday - Saturday	10.00 - 01.30

SUPPLY OF ALCOHOL

Sunday - Thursday	10.00 - 23.30
Friday - Saturday	10.00 - 01.00

SUPPLY OF LATE NIGHT REFRESHMENT

Sunday - Thursday	23.00 - 23.30
Friday - Saturday	23.00 - 01.00

LIVE MUSIC

Sunday - Thursday	10.00 - 23.30
Friday - Saturday	10.00 - 23.30

SPECIFIC CONDITIONS THAT APPLY:

N/A

PRE ENTRY AWARENESS TRAINING

Please note that we require all licensees to pass the Pre-Entry Awareness Training Course (PEAT) minimum 5 days before they can attend a formal shortlist interview with us. PEAT is mandatory for any new tenant or lessee who signs an agreement in England and Wales with a pub company or brewery who is a member of the British Beer and Pub Association (BBPA). You can see more information and purchase PEAT at the following link:

www.bii.org/industry-advice/peat/

These figures were accurate at the date of printing of particulars (October 2021) 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 potential tenants 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 potential 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.



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Contact at brewery

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