



THE ORANGE TREE

6 Hawley Road, Wilmington, Dartford, Kent, DA1 1NR



Built back in the 1800's, the Orange Tree is a busy Pub & Restaurant located on Hawley Road in the village of Wilmington, Dartford.

A listed building and in great order both inside and out, the Orange Tree boasts a superb reputation in Wilmington village amongst its locals but also with customers further afield in Dartford.

There is always something going on to keep you entertained at the Orange Tree, including a DJ every Friday evening, occasional live bands and music, BBQ's in the summer months, steak and specials nights, private parties or a great roast dinner all year round on a Sunday. Sport is also at the heart of this family friendly pub with BT sports on offer together with a large games area with a pool table and darts, both of which have their own in house teams.

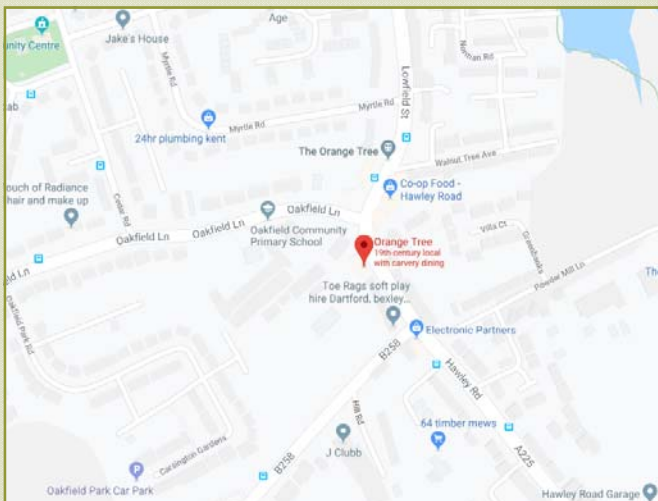
Internally you will find a feature bar servery with a relaxed drinking area, a large games room with a pool table, a darts area and a restaurant dining area for approx. 30 covers. There is an immaculate and well equipped trade kitchen on site and a small area which has previously been utilised for carveries.

The large, pretty and well kept patio garden to the back of the property is a real selling point at the Orange Tree all year round. It also benefits from a recently installed outdoor toilet block and a large private and gated customer car park with access in to the garden.

The private accommodation at the Orange Tree includes four bedrooms, a lounge, bathroom, toilet and office.

The Orange Tree is now looking for new operators to take on the running of this already well established and trading business.

For more information or to arrange a formal viewing of this site, please contact us now on 01795 542132.



BAR & RESTAURANT

Feature bar servery with relaxed drinking area, large games area with pool table, darts area and restaurant dining area for approx. 30 covers



KITCHEN

Good sized and well equipped trade kitchen with storage area and washing machine



OUTDOOR & PARKING

Large, attractive courtyard garden with seating and a recently installed outdoor toilet block to the back of the property. Gated private customer car park

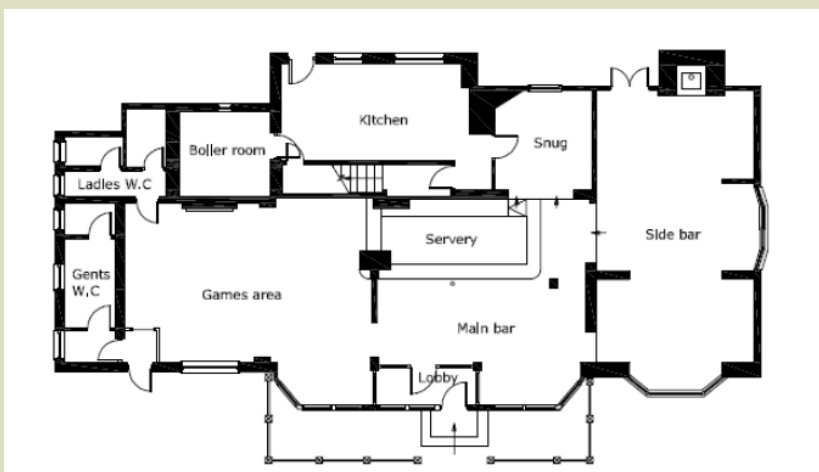


PRIVATE ACCOMMODATION

Four bedrooms, lounge, bathroom, toilet and office



TRADE FLOOR PLAN



CHARGES, TURNOVER & AGREEMENT OVERVIEW

ESTIMATED CAPITAL REQUIREMENTS

TRADING DEPOSIT	£5,000
CONTRACT DEPOSIT (Refundable on day of change)	£500
REPAIRS SCHEME (Plus monthly payments of £50)	£1,000
INVENTORY (Estimated subject to an independent valuation by a trade broker and stock taker)	£12,000
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	£2,000
TOTAL ESTIMATED INGOINGS	£24,500
MINIMAL CAPITAL CONSIDERED	£12,500

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

ESTIMATED RENT CHARGE BANDING

YEAR	PER ANNUM
YEAR 1 - YEAR 5 (See note below)	TBA

NOTE:

- The rental levels quoted are illustrative of the previous levels of trade and profitability at the pub, but please be advised all Shepherd Neame pubs will receive rental support when trading is permitted and the rent levels will be adjusted downwards. Further information on this will

NON DOMESTIC BUSINESS RATES 2020/2021

RATEABLE VALUE	£21,000
MULTIPLIER 2019/2020	0.499
ESTIMATED RATES PAYABLE	£0

NOTE:

- Retail relief has been increased to 100 % for the hospitality industry between 1st April 2020 to 31st March 2021
- 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	£1846
COOLER RENTAL (Per annum)	£195 (1 Double)
POOL TABLE (Per annum)	£520

TRADE SALES VOLUMES

YEAR ENDING 30 JUNE.	2016	2017	2018	2019
ALL BEER & CIDER (Barrels)	269	259	262	266
DISPENSE MONITORING EQUIPMENT (Draught beers and ciders in the last 12 weeks)				-
WINE (Gallons)	318	302	237	240
PPS (Premium packaged spirits - Gallons)	22	26	18	21
TRADITIONAL SPIRITS (Gallons)	127	123	118	109
MINERALS (Ready to drink litres)	6027	5539	5134	5496

TURNOVER

FOOD TURNOVER (per week net approx.)	£500
LETTING ACCOMMODATION (per annum)	N/A
AMUSEMENTS WITH PRIZES (per annum)	£5,000

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 C

COUNCIL TAX BANDING

BAND B

Dartford Borough Council

AGREEMENT OVERVIEW

This pub is being offered on a traditional rolling tenancy agreement that is subject to a five year rent review

This agreement is covered by the 'Landlord & Tenant Act'

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 - 00.30
Friday - Saturday	10.00 - 01.30

SUPPLY OF ALCOHOL

Sunday - Thursday	10.00 - 00.00
Friday - Saturday	10.00 - 01.00

SUPPLY OF LATE NIGHT REFRESHMENT

Sunday - Thursday	N/A
Friday - Saturday	N/A

LIVE MUSIC

Sunday - Thursday	10.00 - 23.00
Friday - Saturday	10.00 - 23.00

SPECIFIC CONDITIONS THAT APPLY:

- Sunday to Thursday 10am until 12 midnight with an additional 30 minutes drinking up time
- Friday and Saturday 10am until 1am with an additional 30 minutes drinking up time
- The playing of live and amplified music for entertainment purposes shall cease at 11pm each day

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 (December 2019) 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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www.shepherd-neame.co.uk

Contact at brewery

Shelley Castle Trade Recruitment Co-ordinator scastle@shepherd-neame.co.uk T. 01795 542132