

# KINGS TAVERN

## NATCHEZ, MS

**Land Area:** 17,715 +/- square feet

### LAND

The subject site is located on the northwest corner of the intersection of Jefferson Street and North Rankin Streets in downtown Natchez. It is identified on Adams County Tax Map 41-111, Block D, as Parcel 75. It is generally rectangular in shape with about 160 front feet on Jefferson Street and 105 front feet on North Rankin Street.

Total land area is estimated at 17,715 square feet. The subject site is improved with two commercial buildings with a total of 5,396 square feet. These buildings are currently used as a restaurant and a distillery. Very little off-street parking is available on the appraised site. It is the opinion of the appraiser that the total land area is necessary to support the existing improvements.

### IMPROVEMENTS

The King's Tavern building is a three-level antebellum structure with a total of about 3,744 square feet. This brick and wood building is thought to date back to the 1790's and is one of the oldest structures in Natchez. The first floor has about 2,148 square feet and is used for dining space for the restaurant. The main entrance is off Jefferson Street. The restaurant has an estimated seating capacity of 85 people and brick flooring. A wood burning fireplace is provided in the dining area on this level. The commercial kitchen extends along the northeast corner of this level. The kitchen was added in the 1970's and connects King's Tavern with the distillery building. The flooring in this area is painted concrete. The building has central air and heat. An employee entrance is located in the kitchen area. Two restrooms are located on this floor. The second floor of King's Tavern has about 1,020 square feet. It is currently used for a gift shop, a liquor store, and an office area. The flooring of this floor is wood and central air and heat is provided. Front and rear porches are also included. The third floor has about 576 square feet and consists of one bedroom and one bath. It is accessed from interior stairs and has wood flooring. This building was renovated with new plumbing and electrical service within the past six years. King's Tavern has a cedar shake roof and the kitchen has a metal roof.

The distillery building sits at the corner of Jefferson and North Rankin Streets and has about 1,652 square feet. This concrete block building is thought to have been built in the early 1900's as a grocery store. It has wood floors and central air and heat. This building was renovated about six years ago and features new wiring and plumbing. The plumbing includes plumbing for a bathroom. This building has a metal roof.

The on-site improvements include the brick patio and garden area between the two buildings. A brick patio area is also located at the rear. Additional features include a security system and a sprinkler system. The property is mostly fenced. Little off-street parking is provided.

The gross square footage of the King's Tavern property is summarized as follows:

King's Tavern - First Floor 2,148 SF  
King's Tavern - Second Floor 1,020 SF  
King's Tavern - Third Floor 576 SF  
Distillery Building 1,652 SF  
TOTAL SQUARE FOOTAGE 5,396 SF