



# Hope & Anchor

Ref: 4256240

14 Newby Place, Poplar, London, E14 0EY

Leasehold: £60,000, Annual Rent: £27,000

Character 3-storey property

Single bar operation with open bar/lounge

4-bedroom owner's accommodation

Rear courtyard beer garden

Densely populated residential area

50% reduction on current rent until Feb 2021. Energy Rating C



Character 3-storey property of brick construction under a pitched tiled roof with part colour rendered elevations to the ground floor. Externally, there is a wall enclosed rear courtyard beer garden and to the front, street pavia seating area.

Internally, there is a good sized open plan bar with single bar servery and the two upper floors, which can be separately approached from street level, provide good sized owner's/staff accommodation.



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### Location

The business has a prime location in a well established and densely populated residential area, within the London District of Poplar, approximately 200 metres south of the busy Retail High Street and 300 metres south of All Saint's Docklands Light Railway Station. The general area is currently undergoing extensive redevelopment including significant new commercial offices, shops and residential schemes.

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### Internal Details

Public Trade Areas

- Main bar with games area
- Lounge area (36 seating)

Additional Areas

- Ladies & Gents WC's
- Basement beer cellar and cold store

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### External Details

- Rear wall enclosed rear garden (24 seating)
- Front street pavia seating area (12 seating)

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### Owner's Accommodation

Can be separately approached from street level, arranged on two floors and consisting of:-

- 4-bedrooms
- Domestic kitchen
- Bathroom and Separate WC.

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### The Opportunity

The Hope & Anchor which has been owned by the current owners for 9 years, operating the business as a 100% wet sales local's pub serving the ever growing local community. The pub shows live TV sporting events and holds various music events. The pub is also supported by 1 Pool and 4 Darts teams.

The general area is currently subject to extensive re-generation development schemes with new commercial, retail and residential properties being constructed which will increase significantly the already large local population.

The business also has the benefit of a Free of Tie lease on all wet products, which greatly assists maintaining healthy Gross and Net Profit margins.

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### Fixtures & Fittings

All trade fixtures and fittings at present in the property, which are owned outright by the current owner, will be included in the sale.

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### Staff

The business is currently operated by the current owner with the assistance of one full time staff

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### Tenure

The property is held on lease for a term of 25 years from Wellington Pub Company, having commenced March 2011 and is Free Of Tie. There is at present a 50% reduction on the current rent until February 2021.

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### Trading Information

Trading accounts provided by the owners, show an annual turnover in excess of £165,000 net of VAT with a gross profit of 62.8%

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## 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:

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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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