

DOVECOTE CHINGFORD

Dovecote, Friday Hill, Chingford, London, E4 6EL



At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£328,000

Introductory Rent:
£18,000 per annum

- Great opportunity for a catering experienced publican
- Decorated beautifully throughout and well kept
- Can accommodate up to 100 covers
- Five en-suite double bedrooms
- Discounts of up to £200 per barrel with an average of £160 per barrel



Overview of Dovecote

The Dovecote is prominently situated on the edge of a suburban housing development on Friday Hill, Chingford, East London in the borough of Waltham Forest. The pub was refurbished throughout the ground floor three years ago which now has one large bar servery area running the width of the pub, open planned seating for circa 100 covers zoned for drinking and dining, a spacious conservatory overlooking raised outside decking and a substantially large garden and newly refurbished toilets.

Regional Manager's thoughts on Dovecote

The Dovecote is popular with local families who visit for good value food, drinks, and a welcoming atmosphere. I am interested in speaking with experienced publicans who have the energy and ideas to re-establish the pub at the heart of the community.

Charlie Carroll, Regional Manager

To talk to someone about this opportunity or for any general enquiries call or email the recruitment team on:

03333 20 00 36

enquiries@eigroupplc.com

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Indoor trading area

With access from the front, side and rear, the cleverly zoned space is open plan and yet allows for distinct activities including dining and drinking. Live music and a wide variety of live entertainment have proven popular in the past. Having been fully refurbished within the last year, the property is in great condition. A large bar area has wooden and tiled floors, a feature fireplace at both ends, exposed brickwork and a single servery running the width of the pub. Around 70 guests can be accommodated and large windows overlook the substantial garden, making this a lovely spot to relax. A spacious conservatory has seating for a further 30 covers. The refurbished trade kitchen is conveniently located behind the bar and is perfect for a traditional menu.

Outdoor trading area

Leading off from the conservatory is a raised decked seating area for approximately 15 covers. The extensive beer garden is mainly laid to lawn, features a patio area, and has garden furniture for 60 guests. There is ample opportunity to add additional value to the family-friendly offer by installing children's play equipment. The main car park is accessed from Friday Hill and has been resurfaced and marked out with 15 spaces. A larger gravel car park is located at the bottom of the garden, however, this is currently unused.

Your living accommodation

The private accommodation comprises five en-suite bedrooms with a communal kitchen and lounge area

Our proposed agreement - Tenancy

Potential turnover

£328,000 per annum

This is our estimate of the potential annual turnover of the pub business. It does not include the financial benefits of any living accommodation, which you will need to consider.

Partnership terms

Introductory Rent: £18,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND K.

This pub needs personal investment of time, effort and skills to realise its potential. Our vision for this pub is a business capable of sustaining a rent of £25,000 per annum.

The proposed agreement: Retail Partnership Tenancy

Key terms available online [here](#)

We will also discuss your purchasing options (Wines, spirits, cask, minerals and flavoured alcoholic beverages) which you can choose all, a combination or none. Tie release fees will apply.

Estimated capital start-up

£14,750 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £18,000), refundable at the end of your agreement dependent on your account being in good order. Up to two weeks rent and other contractual charges will be payable in advance. Please note, the actual deposit payable will be 25% of the final agreed rent.

Key features

- ✓ Cask Ale
- ✓ Trade Kitchen
- ✓ Restaurant
- ✓ Live Music
- ✓ Parking
- ✓ Beer Garden
- 5** Private Bedrooms

Location

Chingford is a district of east London and the Dovecote is located half way up Friday Hill, with trade primarily coming from the adjacent housing estates. Chingford railway station is a mile away, with good connections to central London. Local attractions include Tottenham Hotspur FC, the Chipsaway Theatre and the Waltham Forest Theatre, all of which are under four miles away.

Local competition

Larkshall, Larkshall Road, London, E4 6NT (0.50 mi)

Queen Elizabeth, Forest Side, London, E4 6BA (0.58 mi)

Chingford, New Road, London, E4 9EY (0.70 mi)

One Twenty, Station Road, London, E4 6AB (0.79 mi)

Station House, Station Road, London, E4 6AN (0.83 mi)

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Estimated fixtures & fitting value

£15,100 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£49,250

- For further information regarding the April 2017 revaluation, please visit www.tax.service.gov.uk/view-my-valuation/search

Uniform Business Rate April 2018 49.3p (England) 51.4p (Wales). To establish the rate payable, please contact the relevant Local Authority.

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