

HAMPTON ALE HOUSE HAMPTON

Hampton Ale House, 31 Tangle Park Road, Hampton, Greater London, TW12 3YH



Overview of Hampton Ale House

Hampton Ale House has recently undergone a full refurbishment and as such, the property is in outstanding condition. This public house has always been a popular community site, well-known for cask ales, televised sport and live entertainment. Benefitting from the installation of a well-equipped commercial kitchen, and a function room which can be sectioned off for exclusive hire, the pub now boasts even more reasons to visit. Sitting adjacent to a public gardens, the front patio offers customers a fantastic space in which to relax as well as attracting passing trade. This is an exciting opportunity for an experienced publican who can uphold high retail standards, maintain the strong wet trade, and develop the food offering, whilst welcoming all sections of this vibrant community.

At a glance

Your agreement:

Retail Partnership Tenancy

Potential turnover:

£386,000

Guide Rent:

£27,000 per annum

- Community pub refurbished in 2018 and in outstanding condition
- Newly installed and fully-equipped commercial kitchen
- Popular for televised sport cask ales and benefits from a function room
- Three bedroomed private quarters, ideal for a couple or small family
- Discounts of up to £130 per barrel but has an average of £110 per barrel

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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Regional Manager's thoughts on Hampton Ale House

This fantastic business requires an experienced publican who can produce a traditional food offering, whilst maintaining the excellent wet trade. The property has recently undergone major refurbishment and is ready to serve the local community, as well as tourists who visit this historic part of south west London.

Mark Lewis, Regional Manager

Indoor trading area

Having been refurbished last year, the property is in excellent condition throughout. Improvements to the business include the installation of a well-equipped commercial kitchen, as well as a separate area for functions which can be sectioned off using new folding doors. The bar has plenty of comfortable furniture and the servery hosts cask ales as well as international brands. A games area houses a pool table and darts boards, and the pub has always been popular for televised sport, live entertainment, open mic nights and pub quizzes. The restaurant has a pleasant atmosphere for dining, with up to 40 covers being accommodated across dining tables, leather chairs and perimeter seating.

Outdoor trading area

The property benefits from a large patio to the front and this provides a fabulous outdoor space for customers to relax in the sun, as well as attracting passing trade. The pub sits on a public garden, and this area is popular with families who also frequent the pub.

Your living accommodation

The private accommodation is in good order throughout and comprises three bedrooms, a lounge and kitchen.

Our proposed agreement - Tenancy

Potential turnover

£386,000 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

Guide Rent: £27,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND J.

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

£12,750 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £27,000), 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
- ✓ Beer Garden
- ✓ Pub Games
- ✓ Live Sports
- 3** Private Bedrooms

Location

Hampton is a suburban area on the north bank of the River Thames, in the London Borough of Richmond upon Thames. The area is served by two railway stations and the Hampton ferry provides access across the Thames. The pub is located in Hampton square off the A312 with nearby attractions including long strips of public riverside and the Hampton Heated Open Air Pool, one of the few such swimming pools in Greater London.

Local competition

Swan, Swan Road, Feltham, TW13 6RQ (0.61 mi)

Windmill, Windmill Road, Hampton, TW12 1QU (0.66 mi)

Rising Sun, High Street, Hampton, TW12 1NB (0.82 mi)

Joes Bar & Restaurant, High Street, Hampton, TW12 1NH (0.83 mi)

Duke Of Clarence, High Street, Hampton, TW12 1NJ (0.89 mi)

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Estimated fixtures & fitting value

£30,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£49,900

- 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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