

HOPE RICHMOND

Hope, 115-117 Kew Road, Richmond, Greater London, TW9 2PN



At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£446,000

Guide Rent:
£42,500 per annum

- Traditionally decorated throughout and well kept
- Excellent tourist location
- Good size beer garden
- Three bedroom private accommodation
- Discounts of up to £120 per barrel, with an average £100 per barrel



Overview of Hope

The Hope presents a great opportunity for an experienced publican to run this established business on Kew Road in Richmond Upon Thames. This modern pub is in excellent condition and benefits from a first floor function room/dining room and a really good sized beer garden with partial covering. It is in an excellent location and attracts a good crowd of sports fans on bustling match days. The Hope is currently closed, therefore Ei Publican Partnerships seek an experienced publican who can truly put their own stamp on this pub business.

Regional Manager's thoughts on Hope

The Hope currently attracts a diverse mix of customers including local business workers, visiting tourists and affluent local residents. There is a good crowd of sports fans on bustling match days and events at Twickenham Stadium also bring trade to the pub. We are looking for an experienced publican who will be able to provide the highest quality standards of product and customer service. Experience of both food and drink operations is essential along with good knowledge of the local area.

Gavin Cook, 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

The pub is well decorated in a modern gastropub style with wooden flooring throughout. The large open plan bar area is bright and airy, featuring a central island servery and up to 45 covers across wooden tables and chairs. Additionally, there is a first floor function room. The pub has been kept in excellent condition throughout by the outgoing publican.

Outdoor trading area

The beer garden boasts a large decking and lawn area, some of which is under cover for use all year round.

Your living accommodation

The private accommodation has three bedrooms, a kitchen and a bathroom. The third bedroom could be utilised as a lounge should the publican wish to do so.

Our proposed agreement - Tenancy

Potential turnover

£446,000 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: £42,500 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND F.

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

£20,600 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £42,500), 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.

Estimated fixtures & fitting value

£15,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£28,100

- 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.

Key features

- ✓ Cask Ale
- ✓ Trade Kitchen
- ✓ Beer Garden
- ✓ Function Room
- ✓ Live Sports
- 3** Private Bedrooms

Location

The Hope is located in a small parade of shops, a short stroll from Richmond town centre and the train station. Old Deer Park, Kew Gardens and the London Welsh Rugby Club area all nearby, making this an excellent location to attract both locals and tourists.

Local competition

Shaftsbury Arms, Kew Road, Richmond, TW9 2PN (0.01 mi)

Cafe Portioli, Kew Road, Richmond, TW9 2PQ (0.03 mi)

Educated Palate, Kew Road, Richmond, TW9 2PQ (0.03 mi)

Triple Crown, Kew Foot Road, Richmond, TW9 2SS (0.13 mi)

One Kew Road, Kew Road, Richmond, TW9 2NQ (0.19 mi)

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