

CLOCKHOUSE TEDDINGTON

Clockhouse, 69-71 High Street, Teddington, Greater London, TW11 8HA



At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£584,000

Introductory Rent:
£30,000 per annum

- Can accommodate over 90 covers internally
- Potential for an experienced publican to develop the business
- Spacious outdoor area for over 50 guests
- Four bedroom private accommodation
- Discounts of up to £155 per barrel with an average of £130 per barrel



Overview of Clockhouse

The Clock House pub occupies a prime location on the Teddington high street, surrounded by shops and mixed retailing opportunities, along with arrange of bars and restaurant offers. The pub is a one bar operation with good internal and external capacity, which can be utilised in many different ways. The pub is in good order and is seen as a blank canvas for development by the new publican. There is seating capacity for over 90 covers internally which includes a function room and an external patio for over 50 covers. Ei Publican Partnerships seek an experienced publican to develop this pub business further.

Regional Manager's thoughts on Clockhouse

The clock house has the potential to be developed for differing market segments due to its location and the strong demographics associated with the area. I seek an experienced publican who has the vision and ability to develop the pub, and host a strong commercial offer that will bring a point of difference to the high street.

Mark Lewis, 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 Clockhouse comprises one large bar area arranged around three other trading areas. There is a function room which can be operated as part of the pub or separated. The décor throughout the pub is traditional, but with a modern touch.

There is space for over 90 covers internally, which includes the spacious function room. Throughout the pub there is a mixture of loose and fixed seating that can be arranged to cater for larger bookings. The bar is open to both sides with traditional back fitting. The Clockhouse pub is in good order and has been well-kept by the outgoing publican.

Outdoor trading area

There is a paved patio with outside smoking area, including modern metal furniture for up to 60 covers.

Your living accommodation

The private accommodation comprises four bedrooms, a kitchen and a bathroom, all in good condition.

Our proposed agreement - Tenancy

Potential turnover

£584,000 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: £30,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND I.

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 £55,000 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

£21,750 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £30,000), 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.

Estimated fixtures & fitting value

£20,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£68,600

Key features

- ✓ Cask Ale
- ✓ Trade Kitchen
- ✓ Parking
- ✓ Beer Garden
- ✓ Function Room
- ✓ Live Sports
- 4 Private Bedrooms

Location

Teddington is a suburb in South West London, England. Historically in Middlesex, it has been part of the London Borough of Richmond upon Thames since 1965. Teddington is on a long meander of the Thames between Hampton Wick and Strawberry Hill, Twickenham. Teddington High street is a vibrant commuter area for central London.

Local competition

Brasserie Bar Co, High Street, Teddington, TW11 8JD (0.04 mi)

Shambles, High Street, Teddington, TW11 8HG (0.04 mi)

Teddington Arms, High Street, Teddington, TW11 8EW (0.09 mi)

Sammys, High Street, Teddington, TW11 8HU (0.17 mi)

Adelaide, Park Road, Teddington, TW11 0AU (0.30 mi)

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- 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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