

KINGS HEAD ISLINGTON

Kings Head, 59 Essex Road, Islington, London, N1 2SF



Overview of Kings Head

The Kings Head in Islington is a traditional community pub. The pub draws its business from those working and shopping in the area during the day and attracts custom from local residents. There is a theatre close by that also attracts custom from those visiting and staying in the area. The pub is currently closed, however prior to closing this pub was trading very well, has a good sports following and will no doubt be successful again once re-open. EI Publican Partnerships seek an experienced publican to get this pub back trading to its full potential.

Regional Manager's thoughts on Kings Head

The Kings Head is a popular community local that has the added benefit of some tourist trade. The pub traded extremely well when it was open and I seek an experienced individual to get the pub back trading as soon as possible. For the right applicant, this pub heaves in opportunity.

Steve Morris, Regional Manager

At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£557,000

Guide Rent:
£50,000 per annum

- Set within a lively community
- Great opportunity for an experienced publican
- Strong following established prior to closure
- Five bedroom private accommodation
- Discounts of up to £130 per barrel with 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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Indoor trading area

Upon entry to the pub, you are greeted with a long open plan bar, with an 'L' shaped servery and a split a level trade area which leads to a beer garden at the rear of the pub. Throughout the pub the décor is traditional and what you'd expect from an old British pub. There is scope for the new publican to build on the décor of the pub and make it more modern. The Kings Head comprises a mixture of loose and fixed seating that can be arranged to suit the new publican, along with a selection of high bar stool seating.

Outdoor trading area

Small beer garden at the rear of the pub which is suitable for use by smokers.

Your living accommodation

In addition to the kitchen on the first floor there is a large living room/office. The second floor also has a living room, two bedrooms and a bathroom, whilst the top floor has three bedrooms and a bathroom.

Our proposed agreement - Tenancy

Potential turnover

£557,000 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: £50,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND G.

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

£16,500 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £50,000), 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

£15,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£45,500

- 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
- ✓ Live Sports
- 5 Private Bedrooms

Location

The pub sits on the busy Essex Road and is bordered by local shops, small businesses and offices, with a mixture of private and local authority housing to the streets at the rear of the pub.

Local competition

Barrio North, Essex Road, London, N1 2SF (0.01 mi)

Prague, Essex Road, London, N1 2SF (0.01 mi)

Old Queens Head, Essex Road, London, N1 8LR (0.04 mi)

Diner, Essex Road, London, N1 2SA (0.07 mi)

Wenlock, Essex Road, London, N1 8LN (0.08 mi)

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