

LORD CLYDE ISLINGTON

Lord Clyde, 342 Essex Road, Islington, London, N1 3PB



Overview of Lord Clyde

The Lord Clyde presents a great opportunity for a new or experienced publican to run this established business on Essex Road in Islington. The pub is in excellent condition and has been well kept throughout. The pub benefits from an outside patio licence to the front as well as a garden to the rear.

Regional Manager's thoughts on Lord Clyde

This pub business is a great opportunity to make this pub something of an all-rounder. In the past it has offered sport and done well, most recently it has followed a more premium path. Now could be a good time to mix the two offers together and create a pub where you can watch sport but at the same time enjoy some great craft beer and excellent food.

Steve Morris, Regional Manager

At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£449,000

Guide Rent:
£40,000 per annum

- Set in the sought after area of Islington
- Decorated to a high standard throughout
- Able to accommodate up to 40 covers
- Four 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 entrance to the pub, you are greeted with an 'L' shaped bar and timber flooring throughout. The décor within the pub is modern and stylish, but still holds a traditional British pub feel. The layout of the pub allows for areas to be sectioned off for functions and parties and comprises a mixture of loose and fitted seating. The pub is bright and airy allowing up to 40 seated covers, and many more casual drinkers standing near the bar area. There is a good size trade kitchen that is adequate for its purpose. The Lord Clyde has been kept in excellent condition throughout by the outgoing publican.

Outdoor trading area

The pub benefits from a front and rear drinking area which is perfect for curb appeal and al-fresco style dining in the warmer months.

Your living accommodation

The private accommodation comprises four large bedrooms, a bathroom with separate toilet. There is the possibility to convert a bedroom to a lounge area should the new publican wish.

Our proposed agreement - Tenancy

Potential turnover

£449,000 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: £40,000 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

£14,000 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £40,000), 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

£10,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£50,000

- 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
- ✓ Live Sports
- 4 Private Bedrooms

Location

The Lord Clyde is prominently located on the corner of Englefield Road and Essex Road (A104) approximately 500 metres north east of Essex Road railway station with the nearest tube station being Highbury and Islington. The area is well served by public transport with a number of different bus services running frequently along Essex Road

Local competition

Orwell, Essex Road, London, N1 3PF (0.14 mi)

Marquess Tavern, Canonbury Street, London, N1 2TB (0.22 mi)

Northgate, Southgate Road, London, N1 3JS (0.29 mi)

Canonbury, Canonbury Place, London, N1 2NS (0.31 mi)

Scolt Head, Culford Road, London, N1 4HT (0.37 mi)

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