

# CAFE HAMPSTEAD HAMPSTEAD

Cafe Hampstead, 48 Rosslyn Hill, Hampstead, London, NW3 1NH



## Overview of Cafe Hampstead

The Café Hampstead is an attractive pub located on a prestigious road and is spread across four trading floors. Every area is utilised, featuring a prep kitchen, dining room with open plan “theatre” kitchen, lounge bar and scope for a function room on the top floor. The pub has previously traded as a restaurant but with some minor improvements could once again be the place to go for the local community. The main dining room has 40 covers, and is attractively decorated in an art deco style and there is opportunity to add seating for al-fresco style dining in front of the pub. The pub is decorated to high standard, in an art-deco style and has been well looked after. We are now looking for an experienced publican with knowledge of good, quality food who can develop this business further.

## At a glance

### Your agreement:

Retail Partnership Tenancy

### Potential turnover:

£876,000

### Guide Rent:

£80,000 per annum

- Attractive pub in a prominent London location
- Trading area spans across four floors and offers both drinking and dining experiences
- Scope to develop a 50 cover function room or private dining area
- Open-plan trade kitchen creates a fantastic opportunity for a unique customer experience
- Discounts of up to £80 per barrel but has an average of £60 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](mailto:enquiries@eigroupplc.com)

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## Regional Manager's thoughts on Cafe Hampstead

This superb pub business is located on one of the most prominent and attractive streets in London and offers the potential for an experienced publican with food knowledge to succeed. The new publican should look to attract the local community with an authentic, high quality casual dining experience. People who live in the area are predominantly high earners who enjoy socialising and dining out with friends, business associates and families, and will support local businesses who offer consistency and great service. The pub is ready to trade and with some minor cosmetic improvements will create a fantastic experience to go alongside the offer.

**Stephen Lindsley-Frost, Regional Manager**

## Indoor trading area

The internal trading area is well presented and is spread over four floors, at the bottom you will find a basement prep kitchen and customer toilets. On the ground floor there is a dining room, bar and theatre style kitchen, accommodating up to 50 covers, whereas the first floor comprises a lounge with a bar and seating for around 25 customers. Finally, on the second floor there is scope for function room, able to accommodate around 50 covers or 75 people standing. This floor also has a customer toilet, storage room and office. The pub has previously traded as a restaurant and as such, there is currently no draught installation although a mobile dispense unit could be installed to offer a limited range of draught products. The trade kitchen is open plan and consists of a stainless-steel extraction system, electric cook line and hot and cold prep sections with associated service fridges. The basement contains ladies and gents' toilets decorated to high standard and there is a prep kitchen and wash up area leading through to a small cellar area and storage.

## Outdoor trading area

Due to its location, the Café Hampstead has a small area of pavement to the front which could be utilised for al-fresco dining in warmer months, accommodating around 16 covers.

## Your living accommodation

### Our proposed agreement - Tenancy

#### Potential turnover

**£876,000 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: £80,000** per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND B.

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.

## Key features

- ✓ Trade Kitchen
- ✓ Restaurant
- ✓ Function Room

## Location

The London suburb of Hampstead is one of the most affluent in the city, long favoured by academics, artists and media figures. The pub is located on Rosslyn Hill and is surrounded by a wide range of retail businesses including delicatessens, coffee shops and artisan grocers. There is limited parking on the street, but the pub does benefit from high footfall throughout the day. Hampstead underground and over ground stations are both under a 10 minute walk away.

## Local competition

**Freemasons Arms**, Downshire Hill, London, NW3 1NT (0.17 mi)

**King William Iv**, High Street, London, NW3 1RE (0.18 mi)

**Roebuck**, Pond Street, London, NW3 2PN (0.22 mi)

**Flask Tavern**, Flask Walk, London, NW3 1HE (0.24 mi)

**Horseshoes**, Heath Street, London, NW3 6TE (0.27 mi)

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## Estimated capital start-up

**£21,000 (excl VAT)**

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £80,000), 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

**£25,000 (excl VAT)**

To be discussed with the Regional Manager

## Rateable value

**£42,600**

- For further information regarding the April 2017 revaluation, please visit [www.tax.service.gov.uk/view-my-valuation/search](http://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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