

FOX & HOUNDS PLUMSTEAD

Fox & Hounds, 57 Plumstead Common Road, Woolwich, London, SE18 3AS



At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£231,000

Introductory Rent:
£13,000 per annum

- Traditional community pub in busy London suburb
- Opportunity to introduce a small food offer
- Sports viewing and pub games
- Three bedroomed private accommodation, ideal for a family
- Discounts of up to £120 per barrel with an average of £100 per barrel

Overview of Fox & Hounds

The Fox & Hounds is a traditional community pub in a busy East London suburb. It benefits from a highly visible corner plot on the Plumstead Common Road and is surrounded by residential housing. The trade at the pub is solely based on wet sales, however there is fantastic opportunity to introduce a small food offer by utilising the trade kitchen. Sports viewing is a key feature of the pub, provided by television screens dotted around the only trade area, which can seat up to 40 customers. There is a local and loyal customer base who will expect a friendly publican who is willing to immerse themselves in the community. We are seeking an experienced publican who can take over the running of the Fox & Hounds seamlessly.

Regional Manager's thoughts on Fox & Hounds

I am looking for a publican who can mix well with the local community and exploit the opportunity to provide a good food offer. The provision of sports viewing should not be overlooked as this will help to develop a loyal customer base.

Indy Kenth, 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@stonegategroup.com

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Indoor trading area

The Fox & Hounds is a one room operation, comprising one bar and seating for up to 40 customers. The pub is decorated and furnished in a traditional style and is in good condition throughout. Television screens are dotted around the trading area for sports viewing and there are also pub games such as pool and darts. There is a good size trade kitchen that can support a small food offer, which is currently underutilised.

Outdoor trading area

To the rear of the pub is a small courtyard which can seat around 20 customers.

Your living accommodation

The private accommodation comprises three bedrooms, a lounge, kitchen, and bathroom, all in good decorative order.

Our proposed agreement - Tenancy

Potential turnover

£231,000 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: £13,000 per annum, payable weekly in advance.

Based on discount scheme Band F 2014.

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 £19,000 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

£8,750 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £13,000), 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

£14,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£11,750

- 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

- ✓ Trade Kitchen
- ✓ Beer Garden
- ✓ Pub Games
- ✓ Live Sports
- 3** Private Bedrooms

Location

Plumstead is a suburb of East London, known for its hills and sprawling green spaces. Railway stations at Plumstead and Woolwich provide connections to London Bridge, Waterloo East, Charing Cross and Cannon Street. There are a handful of classic pubs in the area and local businesses line the busy high street. The Fox & Hounds boasts a highly visible corner plot on the Plumstead Common Road and is surrounded by residential housing.

Local competition

Melbourne Arms, Sandy Hill Road, London, SE18 7BB (0.11 mi)

Lord Clyde, Brookhill Road, London, SE18 6UF (0.14 mi)

Lord Raglan, Burrage Road, London, SE18 7LA (0.27 mi)

Anglesea Arms, Woolwich New Road, London, SE18 6EF (0.43 mi)

Ship, Plumstead Common Road, London, SE18 2UJ (0.43 mi)

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