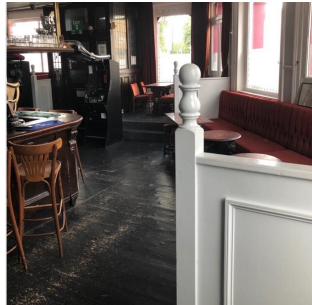


LORD HERBERT PLUMSTEAD

Lord Herbert, 47 Herbert Road, Woolwich, London, SE18 3SZ



Overview of Lord Herbert

The Lord Herbert is a wet lead community pub located in Plumstead, south east of London. The pub is served by one large bar and comprises a spacious bar and lounge area that can accommodate around 30 - 40 sitting and many more standing. The Lord Herbert is traditionally decorated throughout, featuring wooden flooring and a mixture of loose and fixed seating arrangements. The pub overall has been well kept by the outgoing publican. Ei Publican Partnerships seek a new or experienced individual to continue to pub's growth.

Regional Manager's thoughts on Lord Herbert

I am looking for a new or experienced publican who has a strong background in leading wet sales. The new publican will need to integrate themselves amongst the local community and join in with local sports teams, such as darts and pool.

Tyron Forbes, Regional Manager

At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£201,000

Guide Rent:
£23,000 per annum

- Traditionally decorated and well kept
- Great pub for a new publican, or experienced
- Spacious bar and lounge areas
- Four bedroom private accommodation
- Discounts of up to £140 per barrel with an average of £120 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

For enquiries, call or email the team on:

03333 20 00 36
enquiries@eigroupplc.com



Indoor trading area

The Lord Herbert is well presented with a modern touch after recently being decorated. The pub is served by one bar which is situated within the main lounge area. There is a mixture of wooden loose and fixed seating that can be re-arranged should the new publican wish. The main bar area is comfy and creates a relaxed atmosphere, with sofas and bar stools for casual drinking. There is also a light and airy games room, which comprises a pool table and a darts board that proves popular amongst the regular customers.

Outdoor trading area

There is a spacious beer garden to the rear that can be further improved with some picnic style benches, currently there is room for around 60 people. There is a small car park for around 10 vehicles, but ample street parking.

Your living accommodation

The private accommodation comprises four bedrooms, a lounge, kitchen and bathroom.

Our proposed agreement - Tenancy

Potential turnover

£201,000 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: £23,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND H.

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

£12,250 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £23,000), 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

£16,500

- 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
- ✓ Parking
- ✓ Beer Garden
- ✓ Pub Games
- ✓ Live Sports
- 4 Private Bedrooms**

Location

The Lord Herbert is located in a predominately residential area in south east London. Plumstead is a hilly suburb known for its sprawling green spaces, notably Plumstead Common, with walking paths, tennis courts, and the wooded Slade Ravine. The adjoining Winn's Common has an ancient burial mound as well as an adventure playground and paddling pool. There are a handful of classic pubs in the neighbourhood, while convenience stores and Chinese and Indian takeaway spots line the busy High Street.

Local competition

Lord Clyde, Brookhill Road, London, SE18 6UF (0.26 mi)

Melbourne Arms, Sandy Hill Road, London, SE18 7BB (0.30 mi)

Lord Raglan, Burrage Road, London, SE18 7LA (0.45 mi)

Ship, Plumstead Common Road, London, SE18 2UJ (0.46 mi)

Anglesea Arms, Woolwich New Road, London, SE18 6EF (0.62 mi)

For enquiries, call or email the team on:

03333 20 00 36
enquiries@eigroupplc.com

