

GEORGE IV WOOLWICH SE18

George IV, 120 Rectory Place, Woolwich, London, SE18 5BY



Overview of George IV

The George IV is set in the heart of the residential area of Woolwich, in south east London, and this popular community hub occupies a great position on a corner plot. The pub is well-liked for pub games and there is an opportunity to make use of the trade kitchen to develop a food offering which will improve the customer experience and provide a boost to revenue. There is a patio garden, perfect for the warmer months and there is an opportunity to host more events at the pub to make the most of all the property has to offer. Ei Publican Partnerships are seeking an experienced publican who can integrate with the locals whilst upholding great retail standards.

Regional Manager's thoughts on George IV

The George is well supported by locals, and there is potential for the pub to improve its position at the heart of the community by attracting customers from neighbouring areas to enjoy fantastic, yet affordable food. I am interested in hearing from experienced publicans who can relate to the regulars and drive the business forward by making use of all facilities including the function room.

Andrew Ford, Regional Manager

At a glance

Your agreement:

Retail Partnership Tenancy

Potential turnover:

£181,000

Guide Rent:

£10,000 per annum

- Community hub with patio garden and popular for pub games
- Trade kitchen could be used to develop a consistent food offer
- Space for private events such as birthday parties
- Two bedroomed private quarters
- Discounts of up to £245 per barrel but has an average of £200 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

The traditionally decorated pub is carpeted throughout and benefits from windows on many sides, allowing plenty of natural light to stream in. The pub has one main room with its own servery, and a mixture of fixed and loose furniture seats up to 35 covers. A games area with a dart board can also double as a function room, providing a potential extra stream of revenue and here around 30 people can be accommodated. This area also benefits from its own small dispense bar. A compact trade kitchen is conveniently located to the right of the bar, and would benefit from some additional equipment in order to offer a more comprehensive menu.

Outdoor trading area

To the side of the pub is a paved patio with picnic bench seating and a covered smoking solution. This area is a fantastic suntrap and a real benefit for the pub in the summer months, providing both extra space to accommodate customers and acting as a highly visible retail offer to passing trade. There are four parking spaces directly outside the pub and further street parking is available.

Your living accommodation

The private accommodation comprises two bedrooms, a bathroom, and kitchen, and the new publican may wish to redecorate to their own tastes.

Our proposed agreement - Tenancy

Potential turnover

£181,000 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: £10,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND M.

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

£6,500 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £10,000), 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

£4,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£12,750

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

Key features

✓ **Trade Kitchen**

✓ **Parking**

✓ **Beer Garden**

✓ **Pub Games**

✓ **Function Room**

2 Private Bedrooms

Location

The pub is set in the middle of a large housing estate with local shops and schools nearby. The area has strong links to its military heritage with the Woolwich Arsenal barracks, the town centre and Woolwich Ferry all located nearby. Hatchgate is part of the Olympics regeneration project therefore it has good links to London and the Olympic Park.

Local competition

Castle, Powis Street, London, SE18 6JL (0.09 mi)

Roses, Hare Street, London, SE18 6NE (0.17 mi)

Waterfront, Woolwich High Street, London, SE18 6DS (0.17 mi)

Greyhound, Kingsman Parade, London, SE18 5QE (0.22 mi)

Great Harry, Wellington Street, London, SE18 6PQ (0.29 mi)

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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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