

ROYAL OAK CHARLTON

Royal Oak, 54 Charlton Lane, Charlton, London, SE7 8LA



Overview of Royal Oak

The Royal Oak is a delightful and well-presented pub, well positioned for Charlton Athletic FC. With strong trade through internal sporting events and gaming, the overall offer is well in keeping with the traditional pub feel supported heavily by the local community. The pub has one central servery and two main trading areas with a smaller dining area to the side. Although compact, the trade kitchen could be utilised to provide small food offer which would further boost trade. The lovely beer garden to the rear also provides opportunity to engage with the local community and families. We are seeking an enthusiastic and passionate publican who can develop this fantastic community pub.

At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£235,000

Introductory Rent:
£15,000 per annum

- Community pub in Charlton, south east London
- Multiple trading areas
- Trade kitchen could provide a small food offer
- Two bedroomed private quarters, ideal for a couple
- Discounts of up to £155 per barrel with an average of £130 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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Regional Manager's thoughts on Royal Oak

The Royal Oak serves the local community of Charlton and the football crowds on home match days. There is potential to provide a more substantial food offer although the trade kitchen is limited with space. Whether an experienced publican or new to the trade, I am looking for someone who can generate additional trade by making this pub the hub of the community and utilising the garden for family events.

Andrew Ford, Regional Manager

Indoor trading area

The pub is compact with one central horseshoe shaped bar. There is a smaller snug room to the right which can be used for darts or dining, with tables and chairs all the way around the full trading area. To the left side is further seating plus a pool table. The interior has a traditional pub feel, with the décor and furnishings in good order. The trade kitchen is also compact and has the potential to provide a simple food offer.

Outdoor trading area

Steps at the rear of the pub lead to an attractive beer garden enjoyed by locals during the warmer months. The front of the pub is also used for outdoor drinking on match days. A sheltered smoking area is located just outside the back door.

Your living accommodation

The private accommodation comprises two bedrooms, a bathroom, kitchen and living room.

Our proposed agreement - Tenancy

Potential turnover

£235,000 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: £15,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND I.

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 £24,000 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

£10,000 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £15,000), 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.

Key features

- ✓ Cask Ale
- ✓ Trade Kitchen
- ✓ Beer Garden
- ✓ Pub Games
- ✓ Live Sports
- 2 Private Bedrooms

Location

The Royal Oak is in Charlton which is a former village, now a district in south east London and part of the Royal Borough of Greenwich. It is home to the Charlton Athletic F.C and the location of Charlton House. The pub is situated on a quiet residential road.

Local competition

White Horse, Woolwich Road, London, SE7 8LQ (0.29 mi)

Antigallin, Woolwich Road, London, SE7 8SU (0.32 mi)

Bugle Horn, The Village, London, SE7 8UD (0.43 mi)

White Swan, The Village, London, SE7 8UD (0.43 mi)

Clancys, Warspite Road, London, SE18 5NU (0.50 mi)

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Estimated fixtures & fitting value

£6,500 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£14,400

- 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.

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