

# LEIGHAM WELL STREATHAM

Leigham Well Streatham, 1-3 Wellfield Road, Streatham, London, SW16 2BT



## At a glance

**Your agreement:**  
Retail Partnership Tenancy

**Potential turnover:**  
£264,000

**Introductory Rent:**  
£19,000 per annum

- Traditional London community pub
- Great outside space with heaters
- Three separate bars, ideal for entertainment and events
- Three bedroom private accommodation
- Discounts of up to £155 per barrel on some brands but has an average of £130 per barrel



## Overview of Leigham Well Streatham

The Leigham Well is a traditional back street community pub in Streatham London. Set just a one minute walk from Streatham Road, you will find a cosy, friendly pub with a great beer and drinks selection. The pub can benefit from the changing demographic in the area, and opportunities exist to appeal to the emerging younger city workers. The pub comprises of three separate bars plus a walled garden to the rear. There is a small trade kitchen and utility area on the first floor, with a hoist to the bar, to enable a strong food trade to develop.

## Regional Manager's thoughts on Leigham Well Streatham

This is a great neighbourhood pub with plenty of opportunity to increase trade. Streatham is becoming a desirable area for young commuters as there are numerous railway and tube stations nearby. The introduction of a street food or similarly trendy menu would help support the existing wet trade. We are seeking an experienced publican to grow the business through food, marketing and events.

**Suzanne Delaney, 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@eigroupplc.com](mailto:enquiries@eigroupplc.com)

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## Indoor trading area

The Leigham Well is a traditionally decorated pub with three main trading areas. The large bar features hard wooden flooring, leading to the snug bar and on to the rear bar with garden access. With some development the small trade kitchen and utility space on the first floor could support a food offer to attract further trade. There is the potential of catering for up to approximately 20 covers.

## Outdoor trading area

The beer garden has recently been developed with a heated covered area and external bar servery. This area is a real attraction and proves very popular, especially in the warmer months, as it is one of only a few beer gardens in the local area.

## Your living accommodation

The private accommodation is of a good size and comprises of a lounge, three double bedrooms, kitchen and a bathroom.

## Our proposed agreement - Tenancy

### Potential turnover

**£264,000 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: £19,000** 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 £23,000 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

**£15,750 (excl VAT)**

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £19,000), 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

**£29,750**

- 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)

## Key features

✓ **Trade Kitchen**

✓ **Beer Garden**

**3 Private Bedrooms**

## Location

Streatham is a south London district in the Borough of Lambeth. The Leigham Well is located just off Streatham High Road. The area is densely populated and has a changing demographic; appealing to the emerging younger city workers. Streatham Hill station is less than a mile away and the A23 provides fantastic road links.

## Local competition

**Holland Tringham**, Streatham High Road, London, SW16 1HJ (0.14 mi)

**Pratts & Payne**, Streatham High Road, London, SW16 1HJ (0.14 mi)

**Manor Arms**, Mitcham Lane, London, SW16 6LQ (0.29 mi)

**Nineteen**, Streatham High Road, London, SW16 1EX (0.32 mi)

**Five Bells**, Streatham High Road, London, SW16 1DA (0.45 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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