

STAR & GARTER SOHO

Star & Garter, 62 Poland Street, West Central, London, W1F 7NX



At a glance

Your agreement:
Retail Partnership Tenancy

Potential turnover:
£582,000

Guide Rent:
£60,000 per annum

- Strong wet-led pub
- Great opportunity for an experienced publican
- Two bar operation
- One bedroom private accommodation
- Discounts of up to £100 per barrel with an average of £80 per barrel

Overview of Star & Garter

The Star and Garter is situated on Poland Street, just off Oxford Street, this charming Soho based pub has become available. Attracting locals, tourists and nearby office workers the Star & Garter offers a great selection of beers, wines and spirits. Set over two floors the trade areas comprise a ground floor bar as well as a 2nd floor bar / function room area. Ei Publican Partnerships seek an experienced publican to continue the growth of this fantastic pub business.

Regional Manager's thoughts on Star & Garter

The Star & Garter is a wet-led pub business in the heart of Soho, London. The pub is currently trading well and I seek an experienced publican to continue the growth of the pub. I am here to help and advise you along your business venture.

Emma Thwaites, Regional Manager

Indoor trading area

The Star & Garter is decorated traditionally throughout. There is traditional wood panelling, wooden flooring and a mixture of loose and fixed seating throughout. The pub is a two bar operation. The two bars are separated amongst two floors, ground and the first floor. There is a trade kitchen that could introduce a small snack menu if the new publican wishes. Both trading areas can accommodate around 25 guests in each.

Outdoor trading area

Due to it's bustling location, there is no external trading area for this pub.

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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Your living accommodation

The private accommodation is located on the second floor and comprises one bedroom, a lounge, bathroom, and office.

Our proposed agreement - Tenancy

Potential turnover

£582,000 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: £60,000 per annum, payable weekly in advance.

Based on discount scheme PARTNERSHIP BAND D.

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

£22,000 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £60,000), 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

£20,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£69,000

- 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

1 Private Bedroom

✓ Cask Ale

✓ Trade Kitchen

✓ Function Room

✓ Live Sports

Location

The local area of Soho is currently under regeneration, the Star and Garter is surrounded by local offices, shops, cafes bars and nearby Berwick Street Market. The nearest transport links are Oxford Circus & Piccadilly Circus tubes. There are many amenities nearby, such as restaurants, supermarkets, shops and schools.

Local competition

John Snow, Broadwick Street, London, W1F 9QJ (0.03 mi)

Andrew Edmunds Bar & Restaurant, Lexington Street, London, W1F 0LW (0.04 mi)

Barrio Central, Poland Street, London, W1F 8PS (0.04 mi)

Lucky Voice, Poland Street, London, W1F 7NQ (0.04 mi)

Fernandez & Wells, Lexington Street, London, W1F 9AL (0.05 mi)

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