

Great Eastern Millwall

1 Glenaffric Avenue, London, E14 3BW

Key Features



Long-Term FRI Lease



Catering Kitchen



Letting Rooms



Refurbishment Planned

Overview

This is a fantastic opportunity to take on a pub business that's ready for refurbishment and growth. The proposed refurbishment will help the right operator develop this fantastic pub opportunity and grow a substantial food offer. This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

To apply for this pub or for additional information, please contact us directly:

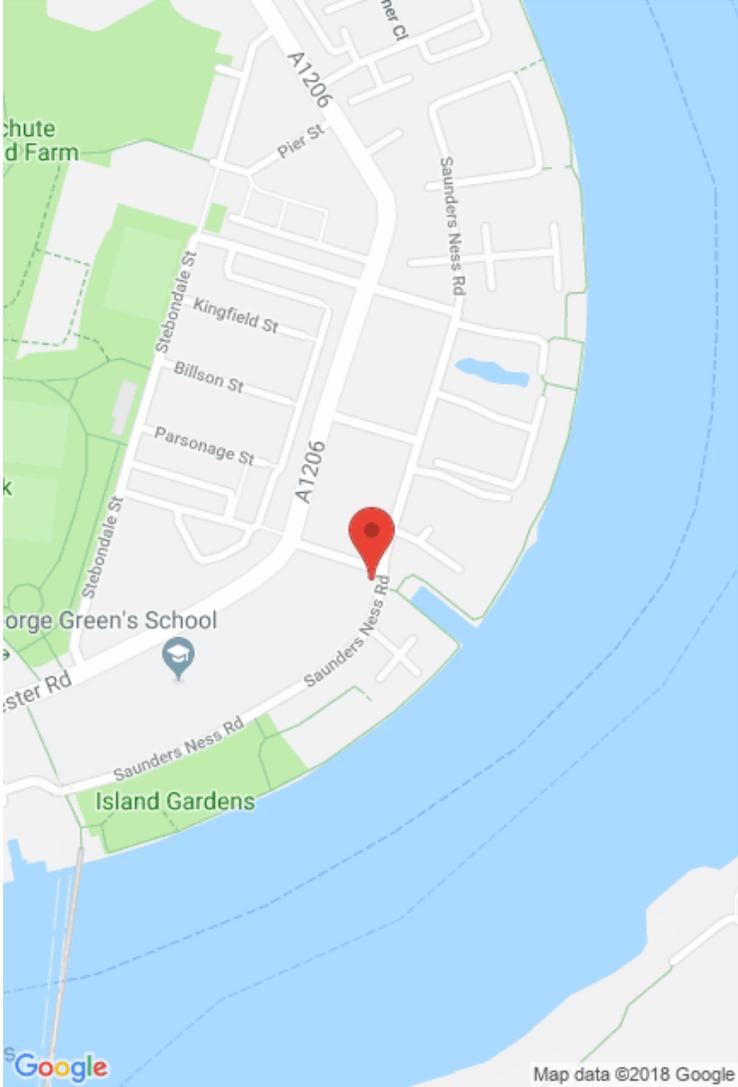
 **Freephone:** 08085 94 95 96
Mon-Fri 09:00-17:00

Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Trading Area & Facilities

complete refurbishment and reconfiguration of the internal trading areas, will create defined areas where customers can enjoy the quality new offer, supported by an upgraded kitchen and extended bar servery. This, combined with a brand-new beer garden and seven boutique letting rooms will reinvent the pub to appeal to a new demographic, who are looking for a stylish and vibrant pub.



Private Accommodation

A fantastic studio apartment will be in line with our ?Ready to Trade? promise so you can focus on creating an exceptional venue from the outset.

Premises Licence Details

please refer to premises license for full details

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	12:00 - 22:30

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Pub Financials

Annual Rent	£99,500	Estimated Minimum Ingoing Costs	£30,894
Estimated Annual FMOP (Licensee Profit)	£101,990	Estimated Annual Turnover	£790,718
Representative HEINEKEN UK Brand Discount Per Barrel	£175	Estimated Annual Barrelage	220.3

Your Investment

Estimated Licensee Fixtures & Fittings Value	£113,225
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£12,000
Deposit Amount	£24,875
Rent In Advance	£8,292
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£60
Premises Licence Fee	£295
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£160,702
Estimated Minimum Ingoing Costs	£30,894

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£8,407
Estimated Annual Maintenance Compliance Charge	£0
Estimated Annual Accountancy & Stocktaking Charge (including tills)	£6,108

* Maintenance Compliance Charge relates to the fees for various statutory inspections

The above figures are provided as a guide only and will be finalised as part of the commercial agreement (please download the rent model from Trading Information section for full financial details).

The above figures and the rent model assume that the agreement includes an arrangement to share machine income. All of our pubs in England & Wales are available without a machine income share agreement and this can be negotiated as part of the commercial agreement.

In order to ensure a successful start-up, all applicants must have a minimum £10,000 un-borrowed funds.

The Estimated Licensee Fixtures & Fittings (F&F) Value assumes that the pub will be let on a Rolling Tenancy or Business Start-Up Agreement, where we own the majority of the F&F. The F&F Value for Full Repairing & Insuring Leases will be significantly more.

The calculation of the Estimated Minimum Ingoing Costs assumes a minimum deposit of 1 month's rent or £3,000 (whichever is greater) and that fixtures and fittings (F&F) are rented. The subsequent deposit build up and F&F rental costs are not included in the rent model or ongoing costs below.

* All figures quoted are exclusive of VAT

** FMOP = Fair Maintainable Operating Profit

*** Deposit build up will be payable over a maximum of 24 months

**** Fixtures and Fittings annual rental fee should be estimated at 15% of the F&F value. The actual F&F value will be determined on the day of entry

***** Estimated Legal Fees is a charge applied to your account by SP&B for creation of your Lease. You are required to engage and pay for your own solicitor - your solicitor's fees are not included in the above estimate

***** The above figures assume that rent is billed weekly in advance and that Star Pubs & Bars retain ownership of large fixtures and fittings. Initial costs for a Fully Repairing and Insuring lease will be higher as rent is invoiced monthly in advance and all fixtures and fittings must be purchased

MISREPRESENTATION ACT 1967.

Whilst every effort has been made to ensure that the contents of this Factsheet are correct, the details quoted within do not form a part of an offer or contract. Star Pubs & Bars Ltd and HEINEKEN UK Ltd accept no liability for any error, opinion or misrepresentation expressed. Anyone intending to make application should take independent advice or judgement and make appropriate enquiries through inspection or otherwise as to the correctness of each detail. They should satisfy themselves that the levels of trade for this business are sustainable and/or profitable.

This information was correct at 15/06/2019

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