

## Paxton

255 Gypsy Road, West Dulwich, Greater London, SE27 9QY



### PUB OVERVIEW

The Paxton is a renowned landmark pub in a prominent location in the heart of Gipsy Hill.

This is an imposing, traditional building with a recently modernised interior provided split level trading space for customers. Gipsy Hill has higher than the national average of 20-39 year olds and a trendy but authentic environment offers the right place to attract people for a busy Saturday night or a relaxing Sunday afternoon.

The business has established a reputation for high quality food and a diverse range of beers, wines and spirits. There are 100 food covers available which increases further with the use of the garden area to the rear of the pub.

We are looking for an experienced, London based operator to take this business forward and add their personality to turn this into a 'must visit' destination for nearby residents and passing trade.

### BUSINESS INFORMATION

Entry cost from:

£70,725

Annual rent:

£66,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£65,045

Forecasted Operator Turnover:

£750,677

Average Beer & Cider Discount\*:

£72.00

\* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

---

## FACILITIES



TRADE BAR



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

---

## LOCATION

Gipsy Hill is on the borders of Lambeth and Croydon in South London. It is well-placed for commuters and also has a lively community atmosphere. The Paxton is set right on the junction with Gipsy Hill and Gipsy Road and is unmissable for passing trade. Local residents include a higher than average proportion of 20-39 year olds and the area has a significantly high quantity of flats and flat conversions with a high proportion of degree or professionally qualified residents. Most people are living in single or dual accommodation.

---

## CURRENT PREMISES LICENCE OPENING HOURS

Mon-Thurs: 11:00hrs - 01:00hrs Fri-Sat: 11:00hrs - 02:30hrs Sun: 12:00hrs - 00:00hrs

---

## About the business

### TRADE SPACE

The main trading areas are on split levels with two bar servery's. There is an open kitchen to the rear of the bar. There is a patio garden area to the back of the pub with an opportunity to develop this area further for the summer of 2020. The pub was fully refurbished in the autumn of 2018. The toilets are located on a level below the main trading areas.

TRADE SPACE	
Bars	2
Dining rooms	1
Food covers	100
Gardens	1
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

Private accommodation is in good condition throughout.

PRIVATE SPACE	
Private Rooms	4
Lounge	1
Double bedrooms	1
Private Kitchen	1
Bathrooms	1

## FINANCIAL INFORMATION

Entry costs approx. £70,650.00 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, working capital and deposit (25% of head rent, minimum £6,000). Please note the F&F is estimated at £50,000.00

## RENT INFORMATION

Annual rent	£66,000 per annum
Weekly rent	£1,269.23 per week fixed
Notes	£66,000.00 per annum, £1,269.23 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£750	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£50,000	Working capital	£6,000
Other costs	£7,000	Total entry cost	£70,725

## ESTIMATING TURNOVER

You will need to estimate the turnover you expect to achieve from the pub, with regard to food and accommodation (if applicable). Barrelage figures are given to assist you with calculations.

Calculators to help you are available on the business planning section of our website.

## TRADING VOLUMES

YEAR	BEER (BRLS)	WINE & SPIRITS (LTRS)	MINERALS (LTRS)
2018/19	99	191	3,496
2017/18	107	2,800	5,389
2016/17	122	3,667	7,677
Volume notes			



“I am looking for a top quality London based operator to take on this fantastic business. Following a refurbishment late last year this pub is in excellent condition and offers a great opportunity to grow this business further.”

**Phil Arnold**, Operations Manager

## WHY CHOOSE US?

By choosing Greene King, you'll be joining one of the UK's most successful and respected leased and tenanted pub companies. With a heritage of running pubs and brewing beer that can be traced back over 200 years, at Greene King we're proud of our history and confident that, as the country's leading pub retailer and brewer, we can help make your pub the success it deserves to be.