

CRICKETERS, CHESSINGTON

CHESSINGTON, KT9 1NQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Cricketers is a traditional style pub located on Clayton Road, Chessington. The pub is very close to the Chessington shopping parade with excellent transport links with the main A3 arterial road within one mile. The local area is densely populated, surrounded by residential housing and amenities including schools, playing fields and supermarkets, with several sporting attractions within walking distance including Hook & Southborough Cricket Club & Kingston Rugby Club. Chessington World of Adventure and several Business Parks are within five minutes drive.

Pub Layout

The pub is a large detached property with a forecourt to the front elevation and beer garden to the side. There is a car park to the rear for approximately ten cars. The building is in good condition having benefited from a full refurbishment in late 2018. The trade area consists of a central bar servery with an open plan drinking area to the front and sides of the bar with a mixture of loose and fixed seating. The pool area and other pub games are located to the left of the bar servery.

TRADING STYLE

The current offer is drinks focused with live sports and teams (mainly pool) playing from the Cricketers. The pub is family friendly with a premium agenda with world beers, premium wines and spirits all being key features of the drinks range. Although there is no catering kitchen there is huge potential to drive further income with bar snacks/ light bite offer to compliment live sports and and teams.

ACCOMODATION

Private Accommodation

The private accommodation is in good condition following recent refurbishment works and is situated on the first floor, consisting of three bedrooms, lounge, kitchen, bathroom and a separate reception room (which could be used as a fourth bedroom). This can be accessed through the bar entrance and also via an external entrance.

FINANCIAL

Annual Rent: £20,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £3,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Live Music



Sports Teams



Car Park



Beer Garden

BDM VISION

The Cricketers benefited from a transformational investment scheme in late summer 2018, which enhanced the external appearance giving the pub much improved kerb appeal and internally the décor, lighting, flooring and fixture & fittings were improved. Trade areas were zonalised to deliver a high quality drinks focused community pub. In addition the external beer garden and rear of the property were also upgraded. Our licensee has also contributed to the pub by funding some additional works to the site to improve and better the trade areas further and they have been working hard to make the pub an integral part of the community which they have been very successful at until their personal circumstances have changed causing notice to be given.

There is a good core business that can be built on with events and pub teams that appeal to locals and regulars and the surrounding residents. We believe that with an enthusiastic and energetic community focused licensee, the plan could be brought to life and they would be able to grow the business, going from strength to strength.

