



mcmullens.co.uk



Independent Pub & Brewery Company est. 1827



GREYHOUND, ENFIELD LOCK

Ordnance Road, Enfield Lock, Middx, EN3 6HR

This traditional two-bar community pub in a hidden canalside location has a fascinating history - it is right next to Enfield's old armaments factory and was taken over during the Great War by the Liquor Control Board, presumably on the grounds that ale and gunpowder are not an ideal cocktail!

Furnished and decorated to create that 'home from home' feel, the Greyhound offers pool tables, darts, occasional live music and a convivial atmosphere in the public bar and relaxed drinking and eating in the lounge. It would suit a community spirited tenant, who understands the needs of the local community and is able to cater to those needs effectively. It is a 2 bar operation, with open fires, and outside terrace with enclosed rear patio and heated smoking area.

The food offer is currently limited so there is a great opportunity to increase food sales. The pub has darts, some live sport, and regular music events.



BE YOUR OWN BOSS – RUN YOUR OWN BUSINESS

VIEWING

Viewings by appointment only. Contact Gavin Mansfield on 07779 992540 or via email at gavin.mansfield@mcmullens.co.uk

LOCATION

Ordnance Road, Enfield Lock, Middx, EN3 6HR

TENANCY AGREEMENT DETAILS

The Greyhound is available on a Full Five Year Tenancy Agreement. We do not review the rent during the term so as to allow the operator to grow the business to their benefit. For new entrants to the industry the pub may be available on a 'Try-before-you-buy Agreement' which reduces entry costs and further reduces risk.

Key points

- Free of tie on wines, spirits and soft drinks
- No rent review for the term of the agreement
- Free induction and training
- Free mystery diner programme
- McMullen's pay for major repairs including heating and list repair responsibility up front
Tenants pay 50% charge on annual servicing, cleaning and routine maintenance relating to Chimney Sweeping, Kitchen Extraction, Lifts, Fire Alarms and Emergency Lighting (currently £495 for the kitchen extraction and £100 per chimney sweep)

SERVICES

All utilities are mains connected.

RATES

Rateable Value: £21500 (This would indicate rates payable of c£10320 per annum)

TRADING AREA

There lounge bar has seating for c 30 covers, and the main bar c 20 covers.

TRADE

Year to Sept	Beer volumes <small>(Barrels- equivalent to 36 gallons)</small>
2014/15	168
2013/14	145
2012/13	161
2011/12	186

FOOD OPERATION

Fully serviced commercial kitchen. Food is currently operated sporadically and at the value end of the market.

MACHINE INCOME

C£ 5000 per annum

PRIVATE ACCOMMODATION

There is a self contained duty manager flat, and a large 3 bedroom tenants accommodation.

OUTSIDE

There is a car park for c12 cars to the rear. An attached smoking solution to the rear door of the lounge door, and a walled terrace to the front facing the canal.

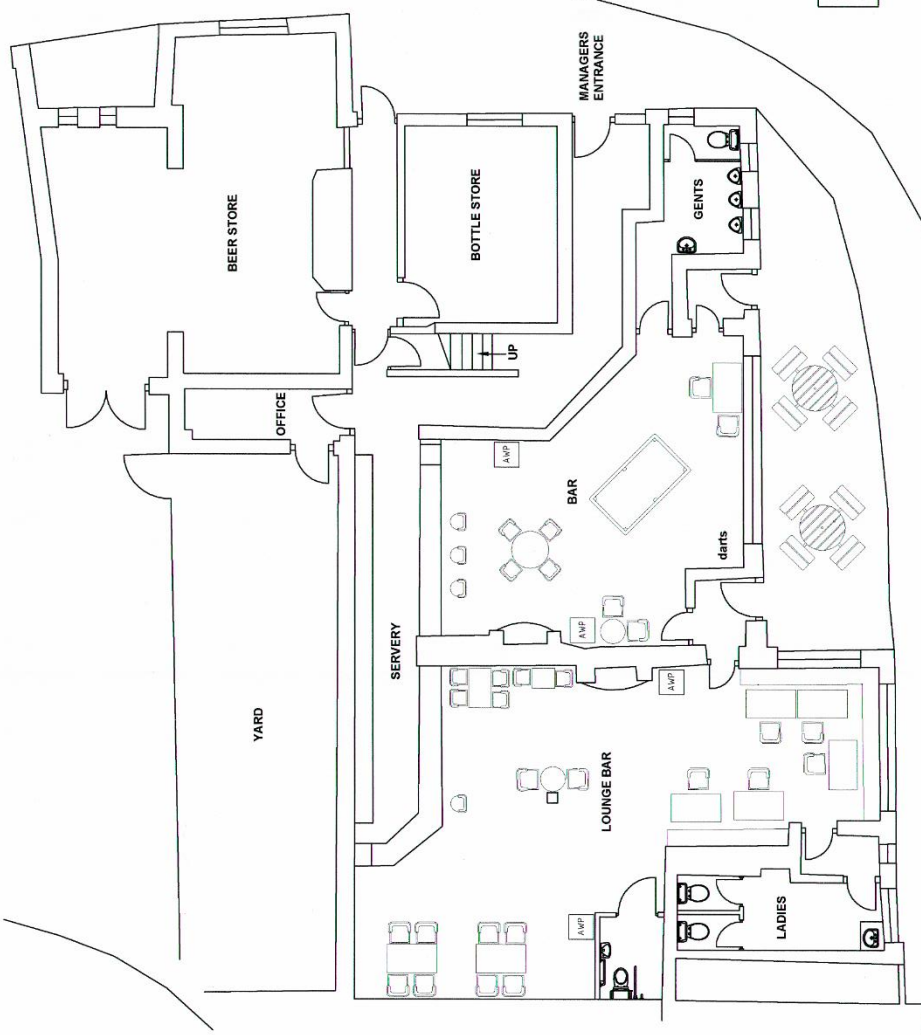
FLOOR PLANS

NOTES

Do not scale from this drawing. Only written dimensions are to be used. Where applicable, all site dimensions are to be checked before commencement.

No. of Licenses: 1
 Issue: Final
 Contract:
MULLIN AND SONS LIMITED
 100, The Arcade,
 70, The Arcade,
 Harford,
 SA61 1RD
 Tel: 01892 50051
 Fax: 01892 50054
 Project:


Client:	GREYHOUND ENFIELD
Drawing:	LICENSING PLAN
Drawn By:	GA
Checked By:	
Date:	SEPT '04
Scale:	1:100
Drawn No:	Licensing Drawing 04
Rev:	-



Bar Trading Area
107 (M) (1151 FT)

Energy Performance Certificate

Non-Domestic Building



The Greyhound
425 South Ordnance Road
ENFIELD
EN3 6HR

Certificate Reference Number:
0860-0937-4629-8109-5092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **108** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	436
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	158.92

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

78 If typical of the existing stock



IN-GOING COSTS

Assisted entry is available for the right operator. Details on request.

BARRELAGE INCENTIVE TARGET

Barrelage incentive target is c170 barrels

RENT

Rent details are available on request but will be in the region of £24000 depending on your business model and sales mix.

LICENSING HOURS

Supply of alcohol
Monday-Sat 11.00 – 23.00
Sunday 12:00 - 22:30

What to do next –

We are looking for people with an understanding of the needs of potential customers who are prepared to engage with the local community. The pub will need to attract a broad range of customers and build on the food operation. We are looking for people with the ability, skills and work ethic to deliver consistent high standards. Please contact:-

Gavin Mansfield on 07779 992540 gavin.mansfield@mcmullens.co.uk