



The Beehive

51 Durham Street, Kennington, London, SE11 5JA

Tenure: Freehold

Price: £3,500,000

Ref: 96028

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Situated next to The Oval Cricket Ground
- Three-storey corner-plot public house
- Large modern open-plan trade area
- Seven-bedroom accommodation
- Covered external trade patios
- Extremely busy venue on cricket match days

Location

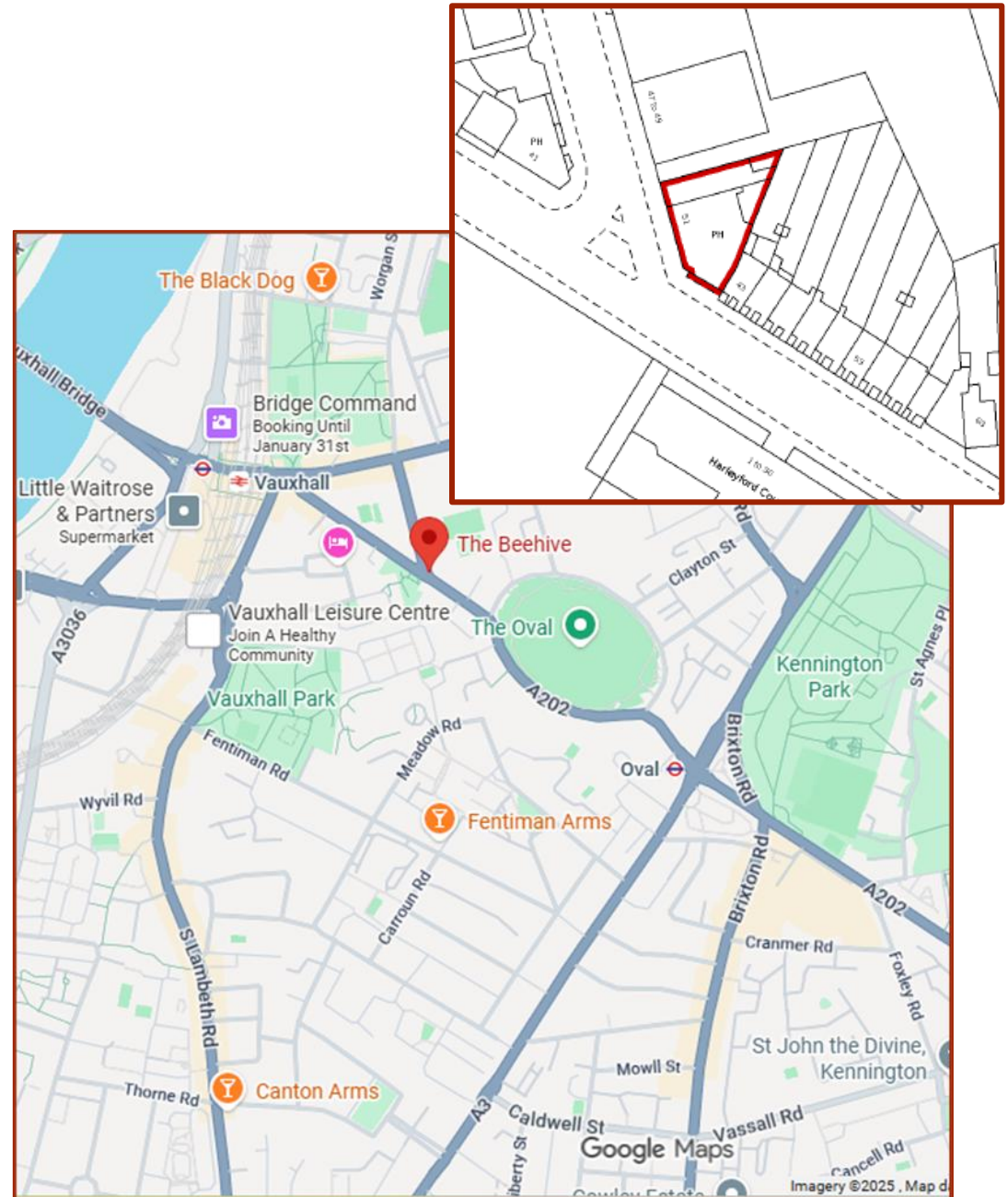
The Beehive is situated in the Kennington district of London, in the London Borough of Lambeth. In recent years, Kennington has experienced gentrification, principally because of its location and good transport links to the West End and the City of London. Kennington is home to three significant London landmarks: Kennington Park, The Imperial War Museum and the Oval Cricket Ground.

The area is serviced by comprehensive TFL bus network.

The Beehive is situated on the junction of Durham Street and Harleyford Road, a busy junction and arterial road running to Westminster via Vauxhall. As a result, the property experiences high levels of passing traffic and footfall with those attending regular cricket events at neighbouring Oval cricket ground which lies a mere 150m from the property. The property neighbours a large office complex housing a number of SME businesses who utilise the pub during the day.

The Property

The Beehive is a three-storey corner-plot public house of brick construction under a pitched tile roof, with mock Tudor elevations. Despite its character, the property is not a listed building. The property comprises in brief:



Ground Floor

- BAR: Open-plan trade space with central bar servery. Presented in a modern manner with air conditioning and TVs. Seating for 76 and room for many more standing.
- ACCESSIBLE TOILET.

Basement

- GENTLEMEN'S TOILETS
- LADIES' TOILETS.
- CELLAR AND COLD ROOM.

First Floor

With separate entrance to side of property:

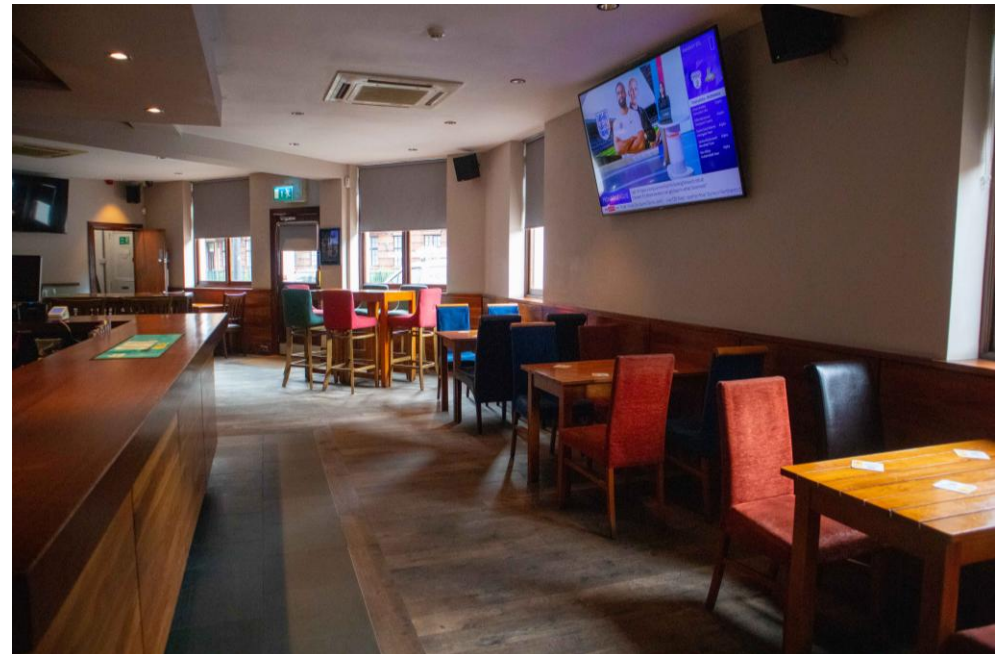
- THREE DOUBLE BEDROOMS.
- LIVING ROOM.
- BATHROOM.
- UTILITY ROOM.
- LIVING ROOM.
- ROOF TERRACE.
- TRADE KITCHEN: With upright stainless steel fridges, salamander, griddle, six-burner range cooker, double deep fat fryer and undercounter fridges.

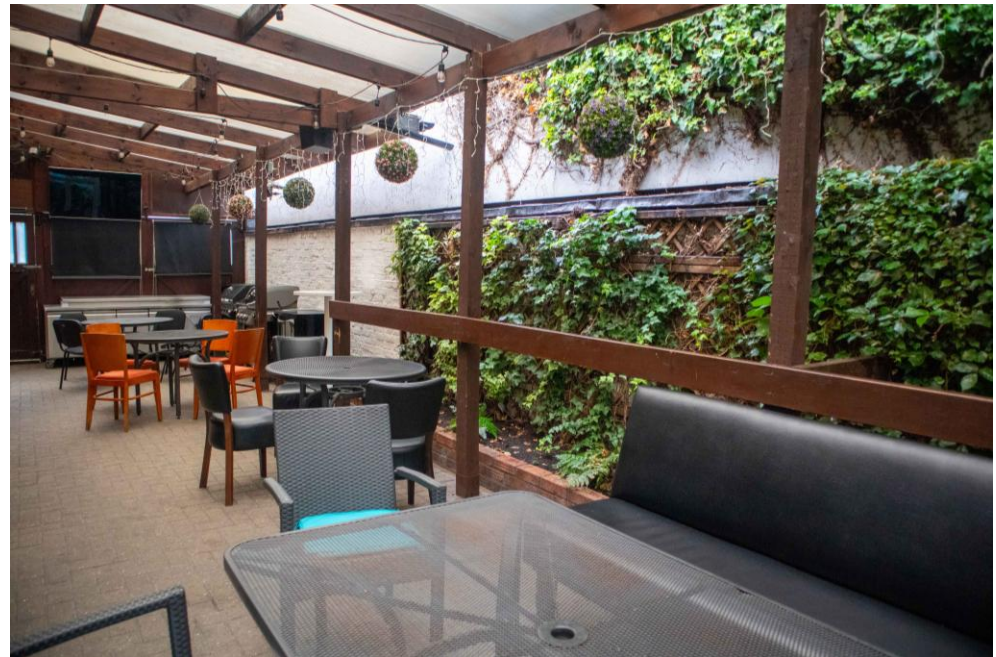
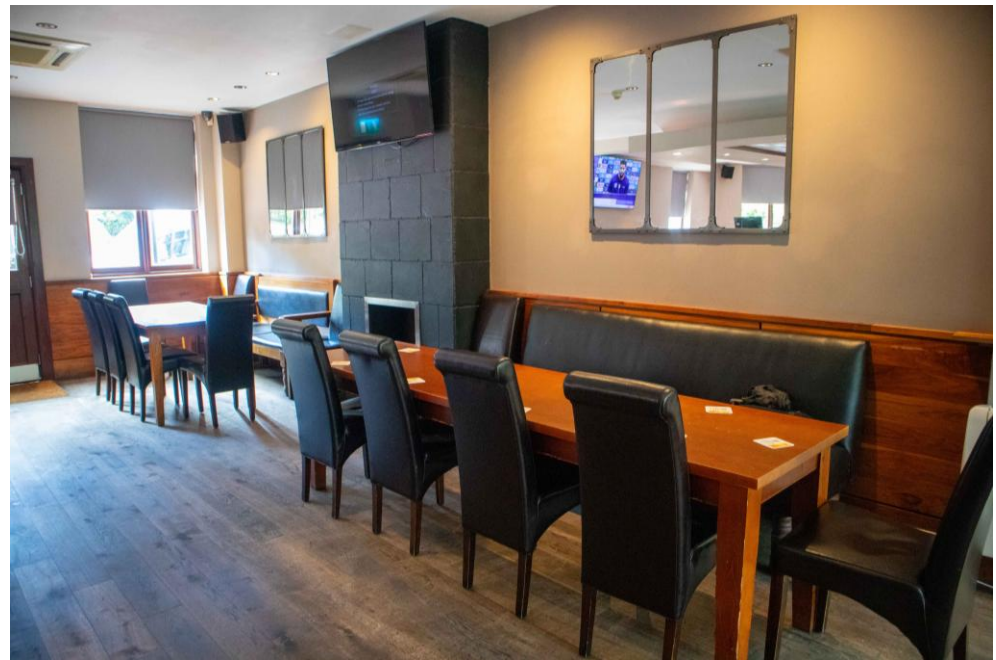
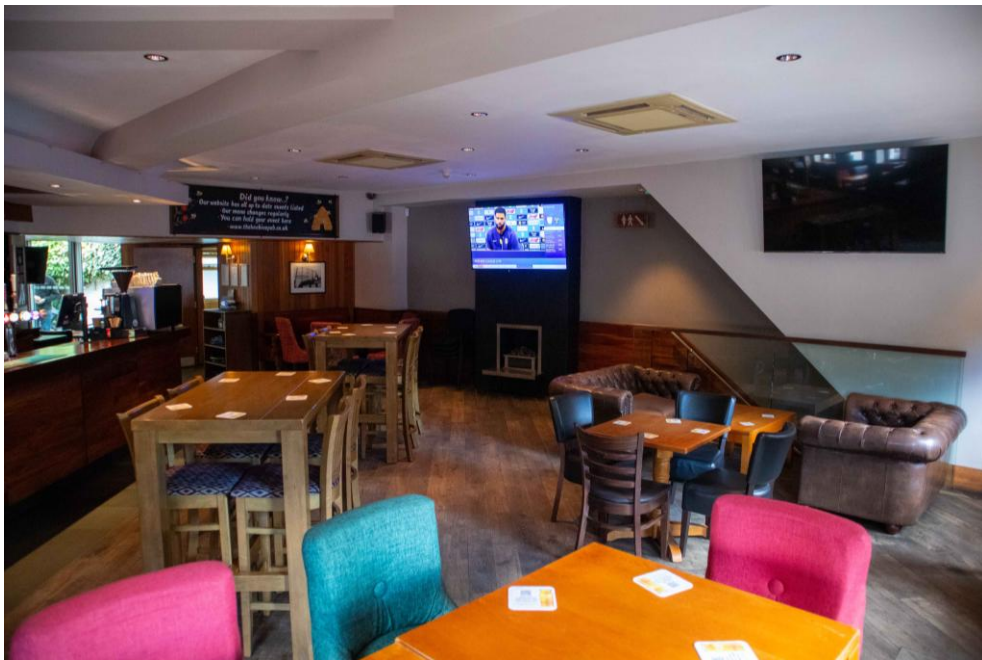
Second Floor

- THREE DOUBLE BEDROOMS.
- DOUBLE BEDROOM WITH EN SUITE SHOWER.
- SHOWER AND WC ROOM.
- WC.

External

- COVERED PATIO: With seating for 20-30.
- TRADE PATIO: With seating for 20-30 and room for more standing.





The Business

Our clients have owned and operated The Beehive for the past 34 years and have created a popular sports pub, well-known for its numerous big screens with Sky Sports and prime location next to The Oval cricket ground, Vauxhall Station and Oval Station.

Trade profit and loss accounts for the year ending April 2024 show a net turnover of £724,048, a healthy gross profit of 68.6% and an adjusted net profit of £362,977. Further accounting details can be made available following a formal viewing.

The Beehive would suit a hands-on owner operator or multi-site operator alike.

Tenure & Price

FREEHOLD £3,500,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permit the sale of alcohol:

Sunday to Thursday 08:00 - 02:00

Friday to Saturday 08:00 - 01:00

Services

All mains services are connected.

Local Authority: London Borough of Lambeth.

Rateable Value: £24,252.

EPC Rating: B





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Business Mortgages

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Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.