



The Bankers Draft

80 Eltham High Street, Eltham, London, SE9 1BW

Leasehold £25,000

- Busy London suburb high street location
- Former bank in prominent corner position
- Open plan bar (70)
- First floor trade kitchen
- One bedroom flat
- Held on a free-of-tie lease

Ref: 95570

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Bankers Draft is situated in the south-east London suburb and district of Eltham, situated approximately 8.7 miles south-east of Charing Cross and is identified in the London Plan as one of the 35 major centres in Greater London. The area boasts a population in the region of 88,000 residents. The area benefits from a number of amenities including a community hospital, a variety of sports facilities and University of Greenwich campuses.

The Bankers Draft is situated on a busy crossroads to one end of Eltham High Street. Eltham benefits from a bustling town centre which houses a wide variety of national retailers including Sainsburys, Lidl and Marks & Spencer. Also within a short walking distance is a Vue cinema complex, Mecca Bingo and Eltham Palace.

The town is superbly positioned a stone's throw from both the A20 and A2 dual carriageways which provide access into the city from the M25, M20 and M2 motorways. The Bankers Draft lies a short distance from Eltham rail station with services into London Charing Cross, Cannon Street and London Victoria. Eltham's closest London Underground station is North Greenwich, a few miles to the north-west.

The Bankers Draft is a notable former two-storey bank commanding a prominent corner position.

TRADE AREAS

GROUND FLOOR:

- BAR: With carpeted flooring, flatscreen TV and four SWPs. Central bar servery. Seating for 60-70.
- ACCESSIBLE TOILET.
- CASK CELLAR.
- DRAFT CELLAR.

FIRST FLOOR:

- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- CLEANING STORE.
- OFFICE.
- TRADE KITCHEN: With walk-in chiller, chargrill, upright stainless steel freezers, hot cupboard and dumb waiter.

OWNERS ACCOMMODATION

FLAT:

- With LOUNGE, DOUBLE BEDROOM, KITCHEN and BATHROOM.

THE BUSINESS

The Bankers Draft operates as a wet-only public house which benefits from bustling trade on a Friday and Saturday evening. Management accounts for the 12 month period ending December 2024 show a net turnover of approximately £605,000. Further accounting details can be made available following a formal viewing.

The Bankers Draft would suit a hands-on operator or experienced multiple site operator alike. Turnover and profitability could be further increased by introducing events to draw in additional custom such as quiz nights, live music or even introducing a food offering.



TENURE & PRICE

LEASEHOLD £25,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Bankers Draft is held on a full repairing and insuring underlease agreement from JD Wetherspoon PLC, expiring 24th August 2027. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954. Rent is £40,500 exclusive of VAT per annum paid quarterly in advance. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol:

Sunday to Thursday: 09:00—00:30

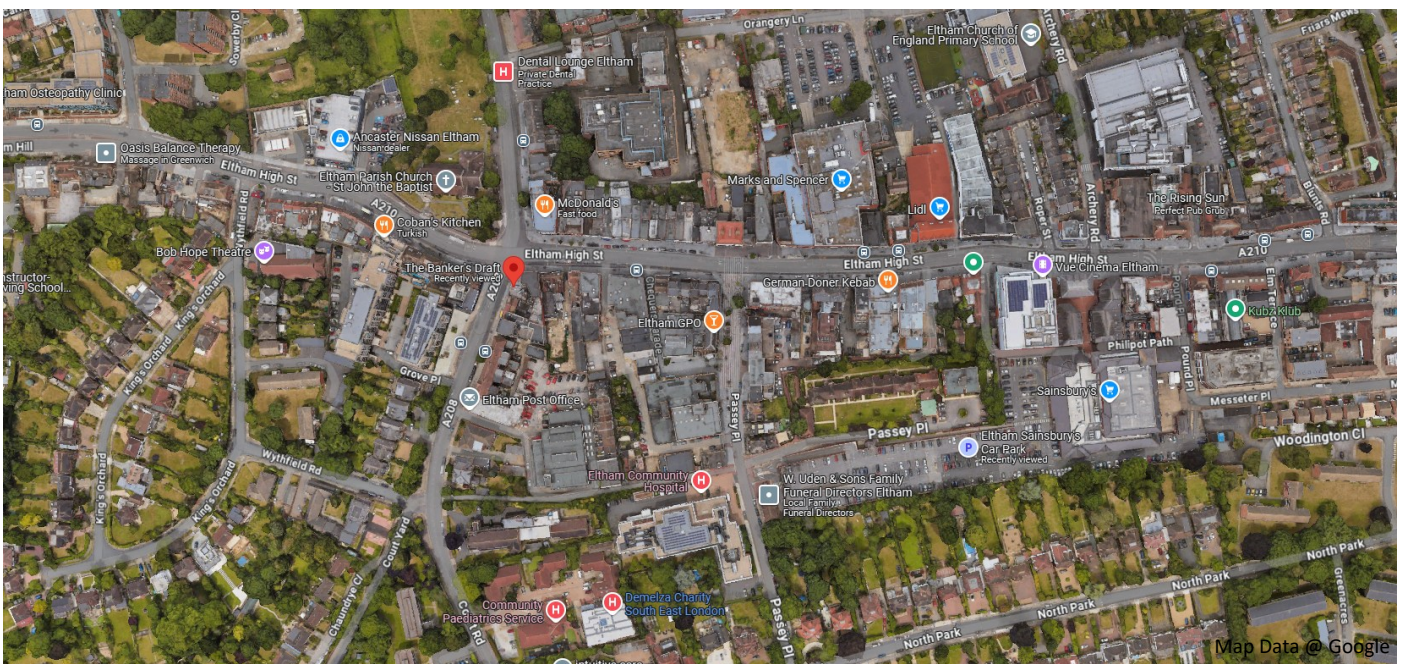
Friday and Saturday: 09:00—01:00

SERVICES

All mains services are connected.

Local Authority: The Royal Borough of Greenwich

Rateable Value: £34,500



awaiting
epc

BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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