



**DAVIS  
COFFER  
LYONS**

**PUBLIC HOUSE IN HACKNEY FOR SALE  
MANY CHARACTER FEATURES  
FREE OF TIE LEASE**



The Elephants Head, 43 Lower Clapton Road, Hackney, London, E5 0NS

### Summary

- Character 4-Storey Victorian Terraced Property
- Situated 0.25 miles From Hackney Central Station
- Open Plan Public Bar and Dining Area To The Rear
- Licensed For Up To 80 People
- Ground Floor and Basement Lock Up With Many Character Features
- Prominent Main Road Trading Position
- Free Of Tie Lease
- A4 use and licensed until 1am

**Leasehold Price: £135,000**



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

Keith Goodwin  
020 7299 0706  
[kgoodwin@dcl.co.uk](mailto:kgoodwin@dcl.co.uk)

Paul Tallentyre  
0207 299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)



### **Location**

Situated next door to Kings Hill Leisure Centre, The Elephants Head is prominently located on Lower Clapton Road (A107) close to the junction with Urswick Road and 0.25 miles from Hackney Central station. Homerton University Hospital, Hackney Downs station and Homerton stations are all within half a mile of the property.

The surrounding occupiers include residential dwellings, retail and commercial. The area is well served by public transport. [Google Street View](#)



### **The Property**

The Elephants Head occupies the ground and basement floors of this attractive character 4-storey Victorian terraced property.

Having a rustic feel internally, the trade areas comprise of an open plan public bar with stripped wooden flooring. To the rear is a dining area with fixed leather back seating and free standing tables and chairs providing seating for circa 50. Ancillary areas include a catering kitchen on the ground floor to the rear with a small external storage yard. In the basement there are customer WC's, a small office and a beer cellar.

A particular feature of the property is the many salvaged architectural features including a mosaic elephants head, a barrel domed stained glass window from a cinema in Victoria, a door from Clerkenwell prison and part wooden panelled walls. An internal inspection of the property is highly recommended to fully appreciate it. For further information please browse through the business website [www.elephanthackney.com](http://www.elephanthackney.com)

### **Tenure**

Leasehold. The property is held on a free of tie lease for a term of 11 years from 22<sup>nd</sup> February 2018. The current rent is £45,000 per annum. A copy of the lease is available upon request.

### **Business**

Having been refurbished and restored by the current tenant approximately 4 years ago, The Elephant's Head now trades as a popular free of tie neighbourhood pub and restaurant serving a wide range of beers, wines, spirits and cocktails as well as being well known locally for its popular Sunday roasts.

The pub has good all week trade and is particularly popular at the weekends. The business's excellent reputation has been built steadily over the years and a new owner will immediately benefit from the pub's good reputation and steady stream of clientele all set within a friendly and informal atmosphere.

### **Business Rates**

The property is listed in the VOA business rates list as having a rateable value of £27,500 with effect from 1<sup>st</sup> April 2017.

### **Trading Information**

Trading information supplied to us shows for year ending July 2018 a net turnover of £424,600 with a net profit before tax of £114,077. The trade split is approximately 65/35 in favour of wet sales. More detailed trading information will be available to seriously interested parties following a formal inspection of the property.



### **Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.