



# THE CRAYFORD ARMS

37 Crayford High Street, Crayford, Dartford, Kent, DA1 4HH



Originally built back in 1864, the Crayford Arms is sat in a prominent plot on the corner of Crayford High Street and Bexley Lane in Crayford, Dartford, Kent.

Currently a business that operates on a wet only basis, the Crayford Arms is a true traditional style pub with the local community at the heart of it. It has a popular following for live music, seasonal events, some sport and private parties, keeping the regulars returning week after week.

Internally you will find a large trade area that is divided in to two panelled bars with a central feature bar servery. Upstairs there is a large first floor function room for approximately 80 covers, which has its own bar and private kitchenette. Although not currently utilised, there is also a trade kitchen on site.

Outside and to the back of the property, the Crayford Arms has trade patio garden with a smoking solution together customer car parking for approximately 6 cars.

The private accommodation has 4 bedrooms and a bathroom on the upper floor and the lounge is located on the ground floor of the property.

The Crayford Arms presents a new incoming tenant the opportunity to potentially implement a basic and traditional style pub food offer along with developing the existing wet trade.

For more information or to arrange a formal viewing of the Crayford Arms, please contact the Trade Recruitment Co-ordinator on 01795 542132.



## ***BAR & RESTAURANT***

Central feature bar servery with two trade drinking and dining areas. First floor function room with bar for approx. 80 covers and a trade kitchenette



## ***KITCHEN***

Trade kitchen not currently utilised



## ***OUTDOOR & PARKING***

Paved patio garden with smoking solution. Customer car parking for approx. 6 cars

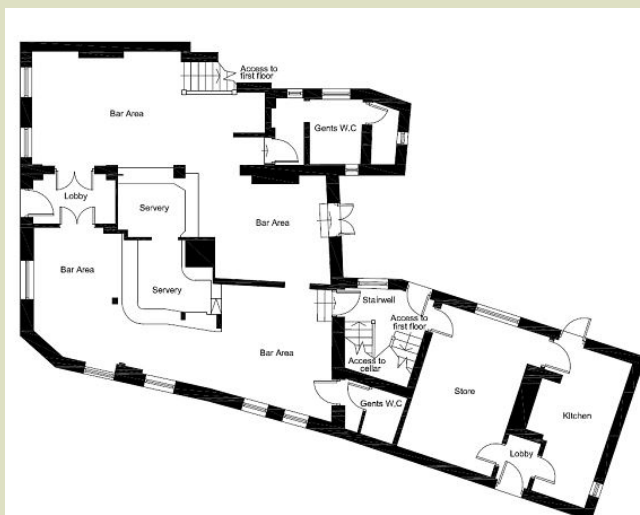


## ***PRIVATE ACCOMMODATION***

Large first floor private accommodation to include 1 double and 3 single bedrooms and a bathroom. Lounge is on the ground floor



## ***TRADE FLOOR PLAN***



## CHARGES

ESTIMATED CAPITAL REQUIREMENTS	
TRADING DEPOSIT	£5,000
CONTRACT DEPOSIT (Refundable on day of change)	£500
REPAIRS SCHEME (Plus monthly payments of £50)	£1,000
INVENTORY (Estimated subject to an independent valuation by a trade broker and stock taker)	N/A (Shepherd Neame to retain)
STOCK, GLASS & CROCKERY (Estimated subject to an independent valuation by a trade broker and stock taker)	£1,500
TRAINING DEPOSIT (£750 Refundable on completion of training)	£1,000
WORKING CAPITAL	£2,000
TOTAL ESTIMATED INGOINGS	£11,000
MINIMAL CAPITAL CONSIDERED	£11,000

### NOTE:

- A lower minimum amount of capital may be considered providing that there is a strong business and financial reason to support this during the application process

ESTIMATED RENT CHARGE BANDING	
YEAR	PER ANNUM
YEAR 1 - YEAR 5 (See note below)	£22,000 - £24,000

### NOTE:

- The rental levels quoted are illustrative of the previous levels of trade and profitability at the pub, but please be advised all Shepherd Neame pubs will receive rental support when trading is permitted and the rent levels will be adjusted downwards. Further information on this will be given upon application

ADDITIONAL CHARGES	
SERVICE CHARGE (Per annum)	£780
COOLER RENTAL (Per annum)	£325 (1 Double & 1 Single)

COUNCIL TAX BANDING	BAND B
London Borough of Bexley	

NON DOMESTIC BUSINESS RATES 2020/2021	
RATEABLE VALUE	£20,250
MULTIPLIER	0.499
ESTIMATED RATES PAYABLE	£0

**NOTE:**

- Retail relief has been increased to 100 % for the hospitality industry between 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021
- The above calculations are estimations only and as rateable values are subject to change, we would request that the prospective new tenant checks the rates payable and any other relief with the local authorities prior to completing a financial plan

## TRADING INFORMATION

TRADE SALES VOLUMES				
YEAR ENDING 30 JUNE.	2017	2018	2019	2020 <small>(Jul 19-Jan 20)</small>
ALL BEER & CIDER (Barrels)	92	184	115	30
DISPENSE MONITORING EQUIPMENT (Draught beers and ciders in the last 12 weeks)				-
WINE (Gallons)	37	83	50	20
PPS (Premium packaged spirits - Gallons)	17	26	20	6
TRADITIONAL SPIRITS (Gallons)	58	111	85	16
MINERALS (Ready to drink litres)	3655	6431	4455	966

ESTIMATED FOOD TURNOVER	
PER WEEK (Approximately)	N/A

Shepherd Neame has no access to the food turnover figures. Please note that this figure is estimated as accurately as possible at time of publishing

ESTIMATED ACCOMMODATION TURNOVER	
PER ANNUM (Approximately)	N/A

Shepherd Neame has no access to the accommodation turnover figures. Please note that this figure is estimated as accurately as possible at time of publishing

ESTIMATED AWP TURNOVER	
PER ANNUM (Approximately)	N/A

Shepherd Neame has no access to the amusement with prizes turnover figures. Please note that this figure is estimated as accurately as possible at time of publishing

ENERGY EFFICIENCY RATING	
BAND C	

### AGREEMENT OVERVIEW

This pub is being offered on a traditional rolling tenancy agreement that is subject to a three year rent review

This agreement is covered by the 'Landlord & Tenant Act'

This is a fully tied agreement across all beer, cider, wine, PPS, spirits and minerals

Any deviation from the standard terms outlined above should be discussed at interview stage with your designated Business Development Manager

Please note that we require all licensees to pass the Pre-Entry Awareness Training Course (PEAT) a minimum of five days before you can attend a formal shortlist interview with us

## LICENCE INFORMATION

### HOURS AUTHORISED BY THE PREMISES LICENCE

#### OPEN TO THE PUBLIC

Sunday - Thursday	10.00 - 00.00
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Friday - Saturday	10.00 - 00.30
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#### SUPPLY OF ALCOHOL

Sunday - Thursday	10.00 - 23.30
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Friday - Saturday	10.00 - 00.00
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#### SUPPLY OF LATE NIGHT REFRESHMENT

Sunday - Thursday	23.00 - 23.45
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Friday - Saturday	23.00 - 00.15
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#### LIVE MUSIC

Sunday - Thursday	10.00 - 23.30
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Friday - Saturday	10.00 - 00.00
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#### SPECIFIC CONDITIONS THAT APPLY:

N/A

## PRE ENTRY AWARENESS TRAINING

Please note that we require all licensees to pass the Pre-Entry Awareness Training Course (PEAT) minimum 5 days before they can attend a formal shortlist interview with us. PEAT is mandatory for any new tenant or lessee who signs an agreement in England and Wales with a pub company or brewery who is a member of the British Beer and Pub Association (BBPA).

You can see more information and purchase PEAT at the following link:

[www.bii.org/industry-advice/peat/](http://www.bii.org/industry-advice/peat/)

## BENEFITS OF A SHEPHERD NEAME TENANCY

- A traditional family culture which promotes a true partnership on a pub basis
- A low cost and rewarding opportunity to run your own business
- No premium to pay for the goodwill of the business
- A structured rolling rent review allowing you to plan and invest for the future
- Building insurance provided by the Brewery at no additional cost
- Significant support offered including structural maintenance, signage and external decoration
- A clearly defined exit route requiring only six months' notice with no penalties incurred
- Your personal Business Development Manager
- Food Development Chef to assist you with your menu development and food offerings
- Wine Sales Development manager to help you devise and tailor your wine lists for the pub
- Trade Quality Services support to assist you with any quality issues or questions you may have
- The Property Helpdesk, always on hand for any property questions and support
- Digital Marketing/Web Support, provide your personal website and social media support and set up
- One year's free online CPL training provided for you and your team including nationally recognised courses
- £1000 training deposit built in to your pub's ingoing costs to cover following courses, £750 will be refunded on completion of mandatory courses required
- Award for Personal Licence Holders (APLH)
- Food Safety in Catering (Level 2)
- Cellar management training
- Health and Safety in the Workplace (Level 2)
- Financial Management

## CODE OF PRACTICE

You can see our code of practice at the following website link:

[www.shepherdneame.co.uk/sites/default/files/Code%2520of%2520Practice%2520Tenants.pdf](http://www.shepherdneame.co.uk/sites/default/files/Code%2520of%2520Practice%2520Tenants.pdf)

These figures were accurate at the date of printing of particulars (January 2020) Please enquire at interview if there have been any substantial changes. The particulars are set out as a general outline only for the guidance of potential tenants and do not constitute part of an offer or contract. All descriptions (including photographs), dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct but any potential tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Shepherd Neame Limited has any authority to make or give any representation or warranty whatsoever in relation to the property.



17 Court Street Faversham Kent ME13 7AX

T. 01795 538907

[www.shepherd-neame.co.uk](http://www.shepherd-neame.co.uk)

Contact at brewery

Shelley Castle Trade Recruitment Co-ordinator [scastle@shepherd-neame.co.uk](mailto:scastle@shepherd-neame.co.uk) T. 01795 542132