



The Rylston

Ref: 2457372

197 Lillie Road, Fulham, SW6 7LW

Leasehold: Offers in excess of £100,000, Annual Rent: £41,000

Popular "locals"/sports pub & food venue

Lounge/public bar (total 90 seating)

Feature heated courtyard trade garden (120)

5-bedroom owner/staff accommodation

Excellent reputation for food

Advised net annual takings of £620K. Energy Rating D



Two storey detached property of brick construction under a flat roof with coloured rendered elevations. Set in its own grounds incorporating a trade terrace seating area to the front and an enclosed rear courtyard garden with covered heating seating areas providing all year-round customer use.

Internally, there is spacious two section trade areas with a single bar servery, exposed wood flooring and large picture windows. The upper floor provides flexible owner's/staff living accommodation.

Location

The Rylston Pub occupies a prominent corner position in Rylston Road at the junction with the main Lillie Road (A3218) within the London District of Brompton, approximately 600 metres north of Central Fulham, in a well-established and densely populated residential area. Both Fulham FC (Craven Cottage) and Chelsea FC (Stamford Bridge) are located less than 1 mile east and west respectively.

Internal Details

Public Trade Areas

- Front bar (50 seating)
- Rear bar area (40 seating)
- Wall mounted LED TV's throughout

Additional Areas

- Ladies & Gents WC's
- Well fitted kitchen with built in wood fired pizza oven
- Wash up area
- Office/spirits store
- Large basement storage room & freezer store
- Beer cellar



External Details

- Front patio seating area (18 seating)
- Rear courtyard garden (120 seating)
- Large, raised timber decked covered seating area with heating
- 3 large wall mounted TV screens
- Outside bar servery area

Owner's Accommodation

Arranged on the first floor and consisting of:

- 5 bedrooms
- 2 bathrooms
- Separate WC
- Domestic kitchen

N.B this area can be re-configured to create a separate owner/manager's flat and staff accommodation

Fixtures & Fittings

We are informed by the owner the trade fixtures and fittings at present in the property are owned outright and will be included within the sale.





The Opportunity

The Rylston operates as a highly Sports/Cocktails bar as well as a highly popular eating establishment with an excellent reputation for food, serving the large local diverse community. The regular trade is increased on football match days due to being located near to the local Fulham FC and Chelsea FC football grounds. The pub shows various daily live Sky Sports TV events both inside and outside the pub in the rear courtyard garden.

There is a wide range of keg and cask ales in addition to a wide range of light food snacks and pub classic foods, plus a regular changing "Specials Board" with various meat, fish, pies, and vegetarian dishes. The pub is also well known for its home made wood fired pizzas (£10.50 - £15.50) and their Sunday Roasts (£16).

A greater insight into the pub go to: www.therylston.com

Tenure

Leasehold

The property is held on a full repairing and insuring lease for a term of 30 years, having commenced 1st August 2001. The current rent is £41,000 per annum.

The lease is "tied" for draught beers only. The current owners pay an additional £3,300 per annum for the benefit of a release of "tie" on packaged beers.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Staff

Owner run with the assistance of 2 full kitchen staff, 2 full time bar staff and 3 part time as and when required.

Trading Information

Trading accounts supplied to us show for the year ending March 2023 a turnover of £619,719 net of VAT with a Gross Profit of £391,286 (63.2%).

More detailed information can be supplied following a formal visit.

Trading Hours

The business operates from 3pm to 11pm Monday to Friday and 12 noon to 11pm Saturday and Sunday.

The business is licensed to operate until midnight Fridays and Saturdays.

Business Rates

The Rateable value is £45,100 as from 1st April 2023.



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 01908 920 570