

FULLY FITTED RESTAURANT FOR SALE

18 ASH AVENUE, ELEPHANT & CASTLE, SE17 6TJ



Double fronted restaurant & bar with full extraction, gas, extensive outdoor seating & a 1am unrestricted premises license in the heart of Elephant & Castle's regeneration.



LOCATION

A double fronted restaurant & bar in the Elephant Park development, prominently located on Ash Avenue benefitting from generous frontage, high-spec fit-out and strong footfall from the growing local residential & office base. The area is undergoing a major regeneration: a new Elephant & Castle Town Centre (including 200,000 sq ft of commercial space, retail, restaurants and public realm) is due for phase one completion in early 2026. The London College of Communication / UAL campus, for 5,000 students, will open in 2027. New entrances under the railway arches and an upgraded transport hub add further enhancement to this increasingly vibrant Zone 1 location.

Elephant & Castle benefits from excellent connectivity with Northern and Bakerloo line services from Elephant & Castle Underground station (Zone 1/2). Oxford Circus is reached in around 10 minutes via the Bakerloo line, with Bank and the City just 5 minutes away on the Northern line. The area also benefits from Thameslink and Southeastern National Rail services, along with extensive bus routes providing quick access across Central London.

Nearby operators include Joe and The Juice, Gails, Kokoro, Cheemc, Theo's and Kachori.

[Link to Google Location](#)

DESCRIPTION

Fully fitted restaurant & bar which was fitted out from shell condition in 2022 at a cost in excess of £500,000. The premises are arranged over the ground floor only with circa 75 covers internally and 25 on the terrace. The premises benefits from full kitchen extract, 3 phase electrics and commercial gas (note all cooking equipment is currently off electric) . The quality of installation ensures the premises are effectively turnkey for an incoming operator.

THE BUSINESS

The premises are available by way of a lease assignment. Alternatively as a business sale (100% share transfer) when sold together with the sister site in Clapham. The turnover for both sites combined is circa £1.5m pa. More details on request.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor - 1,982 sq ft / 184 sq m
Externl seating - 555 sq ft / 55 sq m

LEASE

Available by way of an assignment of the existing 15 year lease expiring in 2037 subject to 5 yearly rent reviews. It is understood that the lease is contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

RENT

£95,000 pax

PREMIUM

Premium on application to include all fixtures and fittings

LICENSE

We are advised that the premises benefits from a favourable 1am premises license allowing on and off sales, live music, the sale of alcohol without food and vertical drinking. A copy of the license is available on request.

BUSINESS RATES

Rateable Value - £53,500

UBR - 0.555

Rates Payable - £29,415

Interested parties are advised to verify the rates with the local authority.

FURTHER DETAILS

Marc Rogers

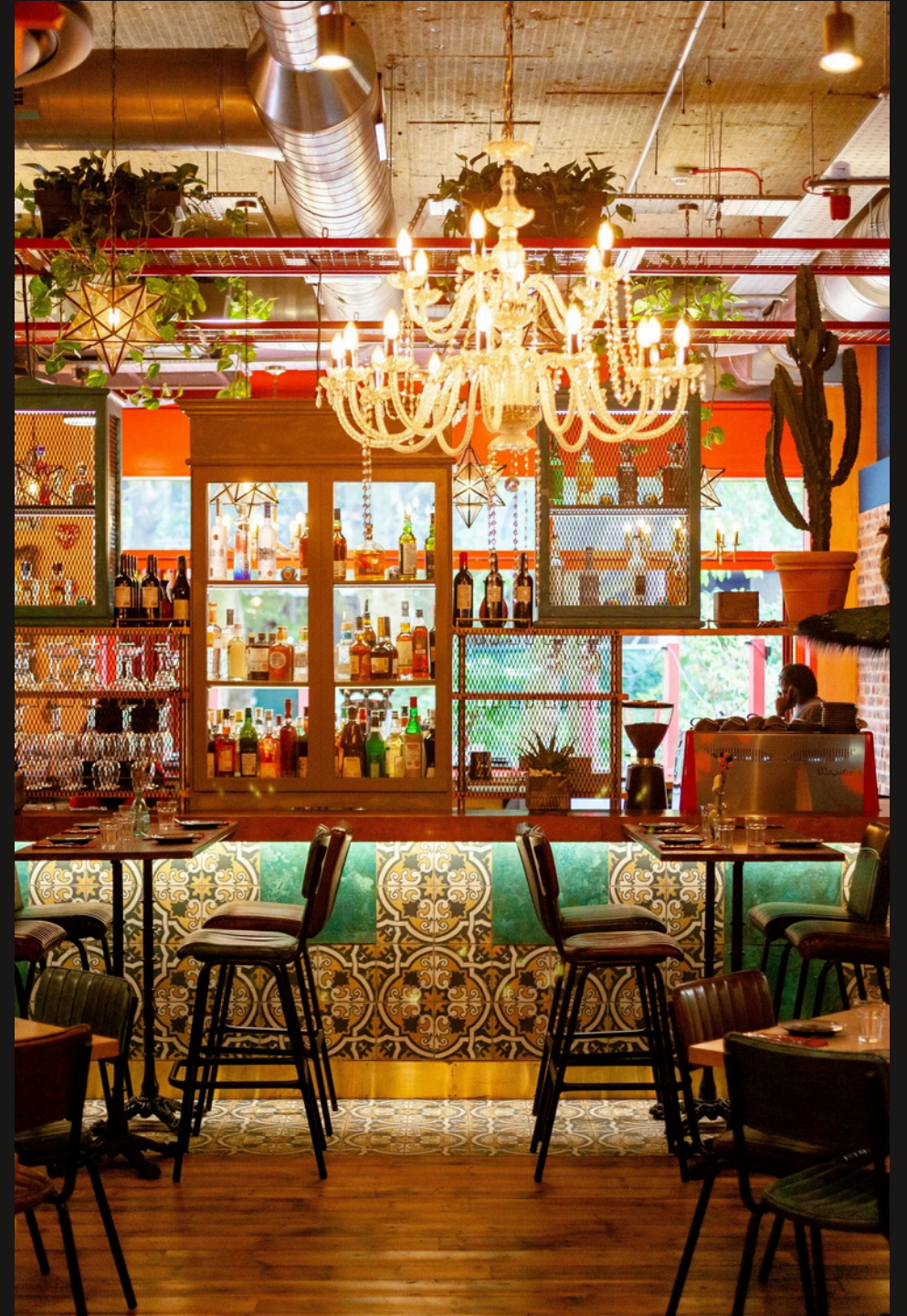
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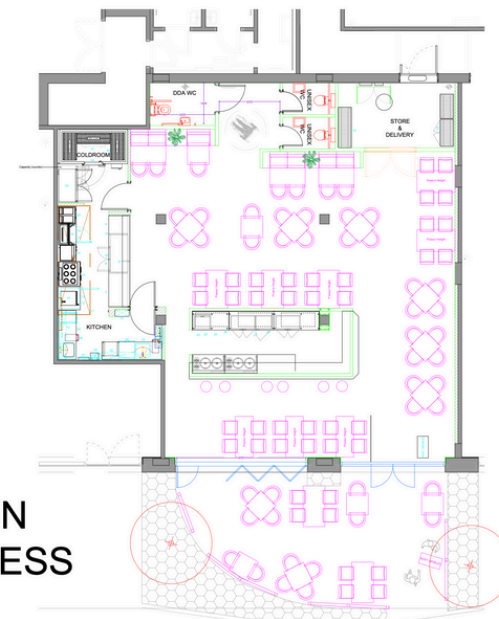
STRICTLY CONFIDENTIAL - STAFF UNAWARE AND NOT TO BE APPROACHED UNDER ANY CIRCUMSTANCES

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment





WORK IN
PROGRESS



NEW COVERS:
GF DINING: 52 COVERS
GF BAR: 12 COVERS, PLUS
ADDITIONAL STOOLS BY BAR
OUTDOOR: 22 COVERS

OLD COVERS:
GF DINING: 72 COVERS
GF BAR: 6
OUTDOOR: 22 COVERS