FULLY FITTED RESTAURANT LEASE FOR SALE
16A ASH AVENUE, ELEPHANT & CASTLE, SE17 1GQ

MKR PROPERTY

Prime corner restaurant with full extraction, gas, outdoor seating & high ceilings in the heart of Elephant & Castle's regeneration.

LOCATION

A corner restaurant unit 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

The beautiful restaurant designed by Richardson Studio benefits from a high-spec fit-out, originally undertaken at a cost of circa £500,000. The unit is fully equipped with three-phase electrics and commercial gas, a fully installed HVAC system, and a large walk-in cold room. Kitchen extraction is in place for pizza oven use, with the centrepiece being a Marana Forni rotating gas pizza oven (approximate value for an equivalent new oven would be £25,000). The quality of installation ensures the premises are effectively turnkey for an incoming operator however **should an operator wish to offer a different (non pizza based cuisine) there is an existing duct already in place which could be re-instated.**

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor - 1,777 sq ft/ 165 sq m
External storage - 401 sq ft / 37.2 sq m

LEASE

Available by way of an assignment of the existing 15 year lease expiring in 2036 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

£66,000 pax

PREMIUM

Premium on application to include all fixtures and fittings excluding branded items, the tills and beer lines.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 9am until 2300 throughout the week. A copy of the license is available on request.

BUSINESS RATES

Rateable Value - £45,250
UBR - 0.499
Rates Payable - £22,579
Interested parties are advised to verify the rates with the local authority.

FURTHER DETAILS

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

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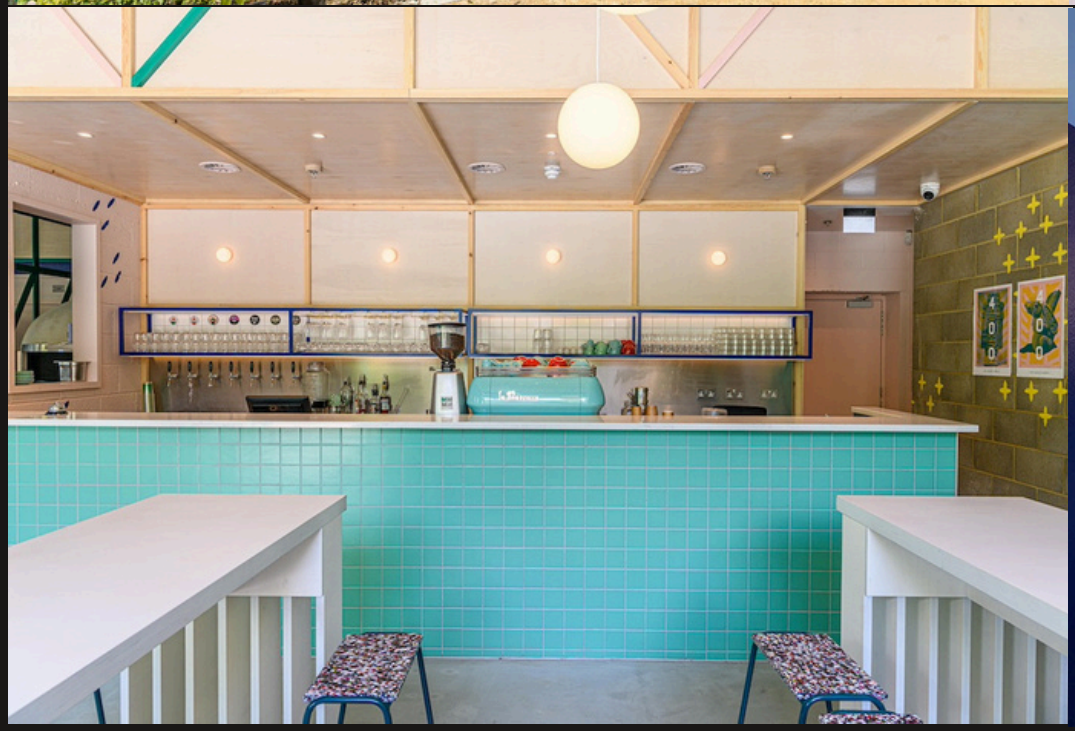
ASH AVENUE
FOUR HUNDRED RABBITS



GELATO