

REF: C3266

BAR & RESTAURANT - FOR SALE WOOLWICH, LONDON – LATE LICENCE (2AM)
HIGH FOOTFALL LOCATION
7-BED ACCOMMODATION (RENTAL INCOME CIRCA £60K)
TURNOVER £5,000 PER WEEK – STAFF RUN – HUGE OWNER OPERATOR POTENTIAL



WOOLWICH LONDON, SE18 — £179,995 LEASEHOLD + SAV



- TURNOVER £5,000 PER WEEK + SUB LET INCOME
- RENT £48,000 PER ANNUM (INC ACCOMMODATION)
- NIL RATES TO PAY
- 20 YEAR LEASE (19 REMAIN)
- A3 & ALCOHOL LICENCE (0200)
- 1,500 SQ.FT (APPROX.) + ACCOMMODATION

LOCATION

Situated in the heart of Woolwich, this bar and restaurant benefits from exceptional visibility, heavy footfall, and strong late night demand. The area is supported by Woolwich Arsenal, DLR, and the Elizabeth Line, making it one of South East London's most accessible commercial zones.

THE BUSINESS

This established bar and restaurant occupies a prominent position on Woolwich High Street and benefits from a late licence until 2:00AM on Fridays, Saturdays and Sundays. The venue operates with a strong cultural food and drink offering and currently achieves a consistent £5,000 per week in turnover under a staff run model, presenting clear uplift potential for a hands on owner operator.

The premises comprise two adjoining commercial units, providing a flexible configuration for bar service, dining, kitchen, prep and storage. Above the commercial space sits substantial 7 bedroom accommodation, capable of generating £55,800 per annum in rental income. This income WOULD than cover the commercial rent, delivering surplus cashflow and significantly reducing operational risk — a rare advantage for buyers seeking a London hospitality business with built in potential income support.

RATES

We are informed by the seller they pay: £NIL RATES per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £5,000 PER WEEK, working on an excellent profit margin. With the additional of the possible sublet rental income.

TRADING HOURS

Sunday—Thursday 1400 – 2400. Friday & Saturday 1400 – 0200.

REASON FOR SALE

After seven years of ownership, the seller is exiting due to extensive travel commitments, creating an opportunity for a committed operator to unlock the full commercial potential of this high-footfall Woolwich venue.

LEASE

The premises are held on a 20 year lease (signed March 2025) with 19 years remaining. Current rental of £48,000 per annum. Accommodation inc.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Ample room for 40-50 covers, fully fitted Bar, Fully fitted commercial kitchen with extractor canopy and full induction system, ample storage, WC's, wide range of associated items, fittings and equipment.

ACCOMMODATION

The upper floors comprise a 7-bedroom accommodation, capable of generating £55,800 per annum. This income would cover the commercial rent entirely, providing surplus cashflow and reducing operational risk — a major selling point for buyers searching for London businesses with accommodation.

STAFF

Staff run business; our vendor client doesn't work full time in the business. Mixtures of 4 full and part time staff members. STAFF COSTS: £1,150 PER WEEK.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £179,995 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.



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