



# THE GUILDFORD ARMS

55 Guildford Grove, London, SE10 8JY

LEASEHOLD: FIXTURES & FITTINGS = £50,000   ANNUAL RENT: £60,000   |   REF: 2457384



## KEY HIGHLIGHTS

- Free of tie pub & Restaurant in affluent area
- Closed but in excellent condition throughout
- Fully electric commercial kitchen
- Circa 100 covers over GF & LGF
- Up to 70 cover landscaped garden
- 530 sqm - Energy Rating B

## LOCATION

The Guildford Arms is nestled in a quiet residential street at 55 Guildford Grove, Greenwich, London SE10 8JY, offering a peaceful yet well-connected location. Just a short walk from Greenwich and Deptford Bridge stations, it benefits from excellent transport links via National Rail and the DLR, providing swift access to Central London and Canary Wharf. The area is also served by several bus routes, making it easily accessible from surrounding neighbourhoods. This charming Georgian property is ideally situated for both local residents and visitors.

## DESCRIPTION

This successful and stylish pub and restaurant is set within a characterful Georgian property. The property offers a dual experience: a relaxed ground-floor bar serving seasonal dishes and craft beverages, an elegant dining room with a focus on refined, charcoal-grilled cuisine and a private hire space.

## TENURE

A new free-of-tie lease is available on flexible terms, with lease length and structure subject to negotiation. The annual rent sought is £60,000 per annum which will be reviewed every 5 years. A rent free period/steps will be considered. A business plan, deposit an/or personal

guarantees will be sought by the landlord depending on the strength of the covenant.

## THE OPPORTUNITY

Taking on a lease at the Guildford Arms presents an opportunity to relaunch a well-positioned hospitality venue in a sought-after Greenwich location. Currently closed, the property comprises a stylish bar, an elegant dining room and a private event space, all set within a beautifully restored Georgian building with a landscaped garden. The premises benefit from a strong historic reputation, an established presence within the local market and significant potential for an incoming operator to re-establish trade and shape the business to their own vision. With opportunities to develop food, drink, events and ancillary revenue streams such as outside catering, the Guildford Arms offers an

excellent platform for an experienced publican or hospitality operator to create a successful and sustainable business.

## TRADING HOURS

The business is closing on 27/9/2026.

Licensable activities authorised by the licence include: Sale and supply of Alcohol, Late Night Refreshment, Recorded Music (Indoors only), Live Music (indoors only) and Performance of Dance (Pvt events only).

Licensed opening hours:

- Monday to Wednesday 11am - 12:30am
- Thursday to Saturday 11am - 01:30am
- Sunday 12pm - 12am

## GROUND FLOOR

- Bar Area
- Circa 50 Covers
- Lift to Lower Ground Floor

## OTHER FLOORS

- 50 Lower Ground Floor Covers (18 inside + 32 in Heated Winter Garden with retractable roof).
- W.C.s and D.D.A.
- Staff Room
- Beer Cellar
- Fully Electric Kitchen

## EXTERNAL DETAILS

- Covered and heated winter garden and outdoor seating booths for up to 70 seated guests.
- Garden (Including Plant room) 220m<sup>2</sup> (2,368 ft<sup>2</sup>)

## APPROX.AREA DIMENSIONS

- Ground Floor GIA 105m<sup>2</sup> (1112 ft<sup>2</sup>)
- Lower Ground Floor GIA 165m<sup>2</sup> (1760 ft<sup>2</sup>)
- Winter Garden GIA 40m<sup>2</sup> (420 ft<sup>2</sup>)

## FIXTURES & FITTINGS

Trade fixtures and Fittings are included in the sale of the new lease.

## TRADING INFORMATION

Previous trading information provided shows that in December 2025, the business generated an annual turnover of just over £500k net of VAT. Full Trading Profit and Loss Accounts of previous trade will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

## STAFF

## BUSINESS RATES

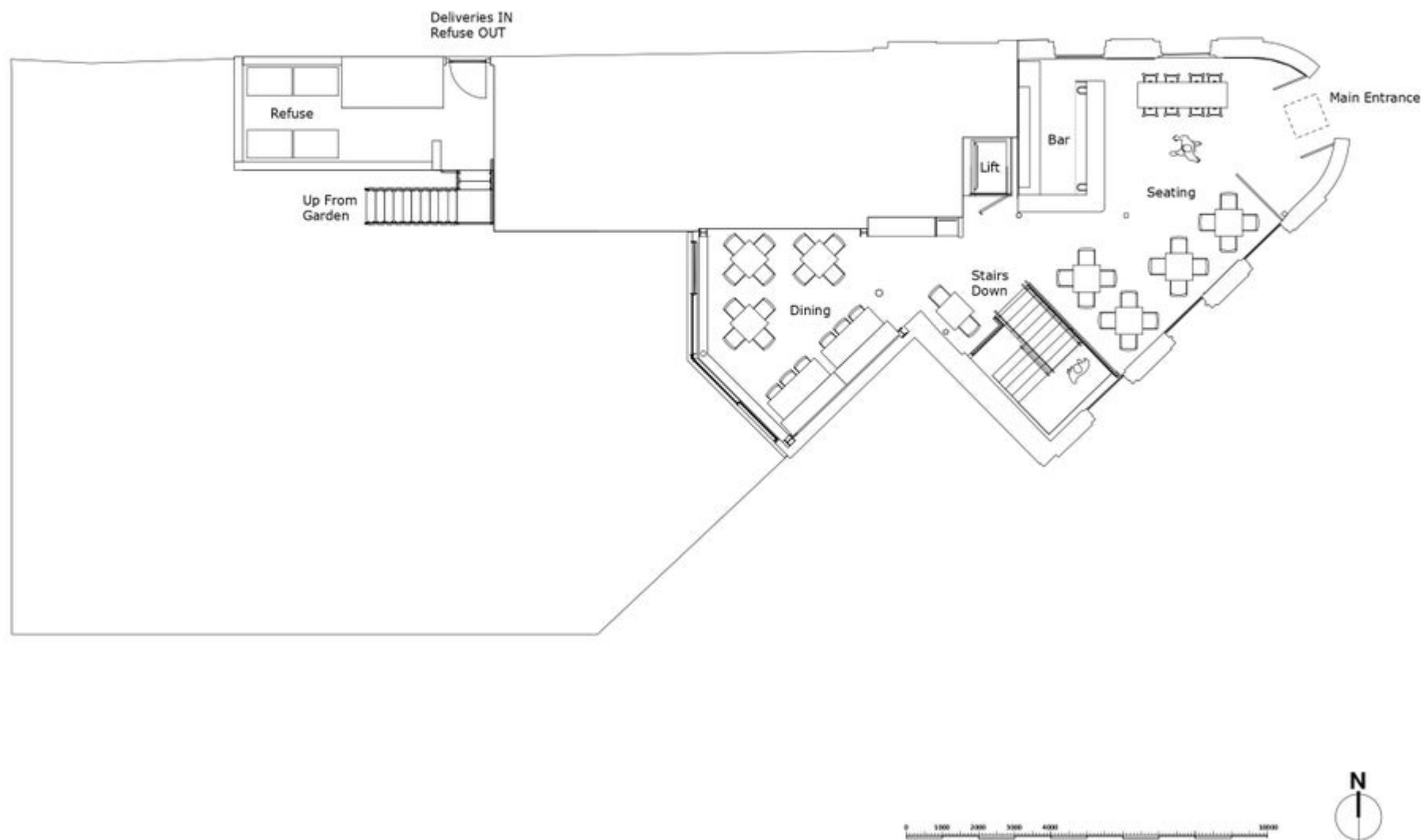
The VOA lists the property with a rateable value of £31,000 from April 2026. The local authority is Greenwich Council.



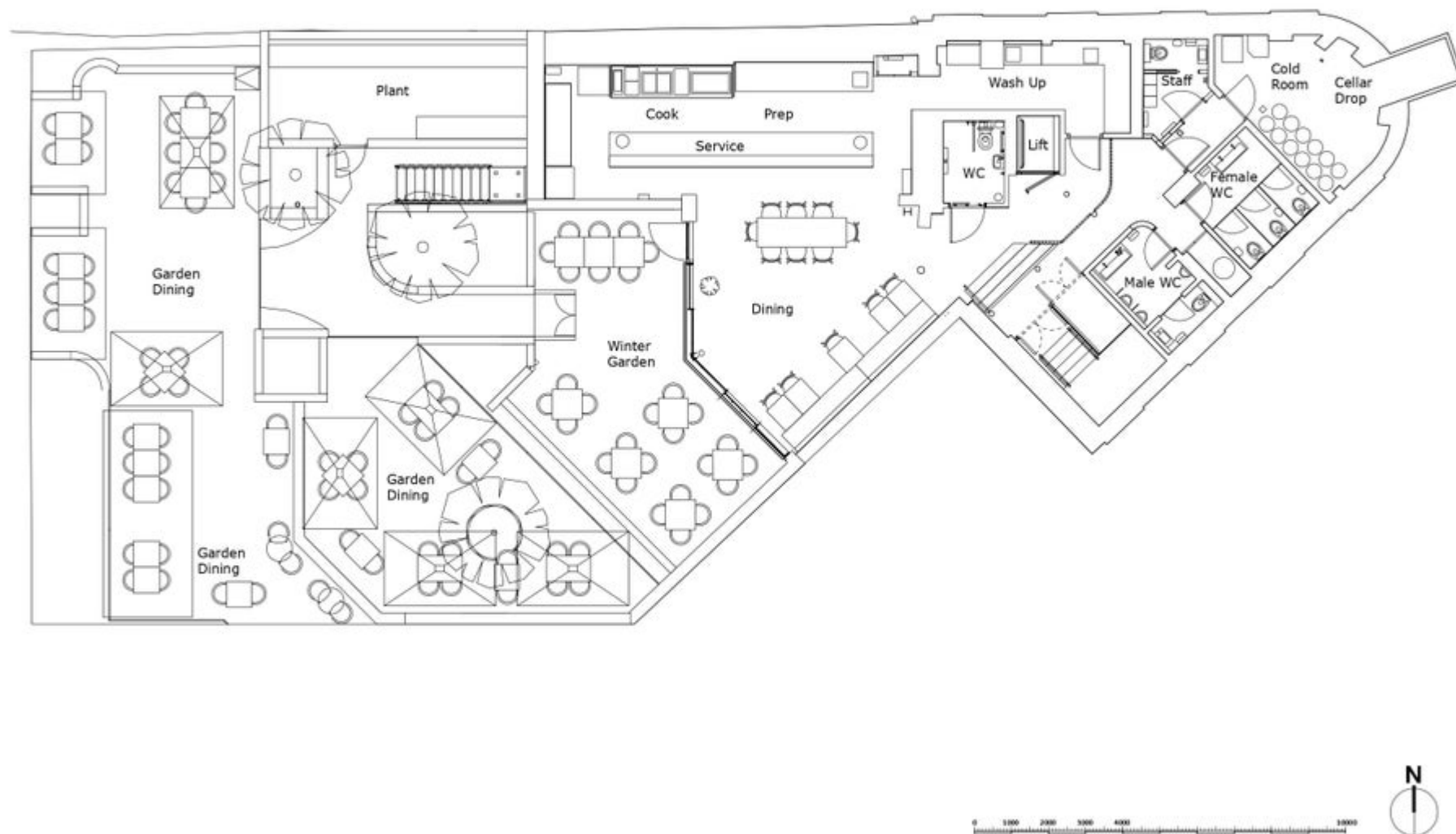




The Guildford Arms 55 Guildford Grove Greenwich SE10 8JY - Ground Floor Plan - 1.100 @ A3



The Guildford Arms 55 Guildford Grove Greenwich SE10 8JY - Lower Ground/ Garden Floor Plan - 1.100 @ A3



## DEBT & INSURANCE ADVISORY

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Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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### CONTACT

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## 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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#### CONDITIONS OF SALE

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