



Vacant Bar (Formerly 'Pedler Good Fortune')

*169 Queens Road
London
SE15 2ND*

*Leasehold:
Offers in excess of £20,000
Annual Rent: 36,400*

Ref: 2457383

KEY HIGHLIGHTS

- Close to Queens Road Peckham Station
- Ground Floor & Basement Bar and Restaurant
- External seating for 12 covers
- 1:30am Licence on Friday and Saturday
- Commercial Kitchen
- 223 square meters, Energy Rating B

LOCATION

The bar & restaurant is located on the lively Queens Road in Peckham, a thriving and rapidly gentrifying area in South East London. The property enjoys excellent transport connections, with Queens Road Peckham Station (Overground and National Rail services) just moments away, offering swift access to London Bridge and central London. The surrounding area is known for its vibrant community, with an eclectic mix of independent shops, trendy cafes, and popular restaurants. Peckham's creative scene, including galleries, street art, and cultural venues, adds to its appeal, while local amenities such as supermarkets, gyms, and Peckham Rye Park provide convenience and leisure opportunities.

DESCRIPTION

The bar and restaurant has been closed since July 2022. It comprises of 600 sqft of trade area on the ground floor and 900 sqft in the basement. The ground floor consists of front and back trade area separated by a single bar server. The basement bar which can be accessed via the stairs on the ground floor features its own bar server, unisex WC's, an open commercial kitchen and storage facilities. A pavement licence can be obtained at the front of the property for up to 12 covers. Its close proximity to Queens Road Peckham overground station and 1:30am licence makes this bar an excellent hub for local and destination consumers looking for a bar, restaurant and/or private events space.



THE OPPORTUNITY

The bar is a fantastic opportunity for any operator looking to acquire the lease of a Peckham ground floor and basement bar and restaurant. This property is furnished and can be in a position to trade with little capital outlay. Experience operating a bar and/or reference would be preferable.

TENURE

'Lock up' ground floor and basement, 15-year lease with 6 years remaining (Inside the L&T act 1954). The current rent payable is £36,400 per annum and the business is free of tie. A Personal guarantor and a 3-6 month deposit is required by the landlord.

TRADING HOURS

The bar is currently closed. The licensable hours are:

- 10am to 12:30am on Monday to Thursday
- 10am to 1:30am on Friday and Saturday
- 10am to 11:30pm on Sunday

A full copy of the premises licence is available on request.

FIXTURES & FITTINGS

All trade fixtures and fittings in the property are included in the sale. A listing is available for seriously interested applicants.

BUSINESS RATES

The rateable value of the business, according to the VOA 2023, is £16,500. The local authority is Southwark.



DEBT & INSURANCE ADVISORY

FINANCE

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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

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



DAVID WILSON

Associate Director

T: +44 7764 241 364

E: david.wilson@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

