



Unit 9, Equitable House, 10 Woolwich New Road, London SE18 6HD

Turnkey hospitality venue for sale/to let





Seating area

- Turnkey hospitality venue for sale or to let in iconic Grade II Listed building
- Central town centre location
- Measures c.5,000sqft internally
- Fully licensed, free of tie & nil premium
- Ideal for experienced hospitality operators
- For rent: £75,000pa
- For sale: £1,500,000 (virtual freehold)

Description

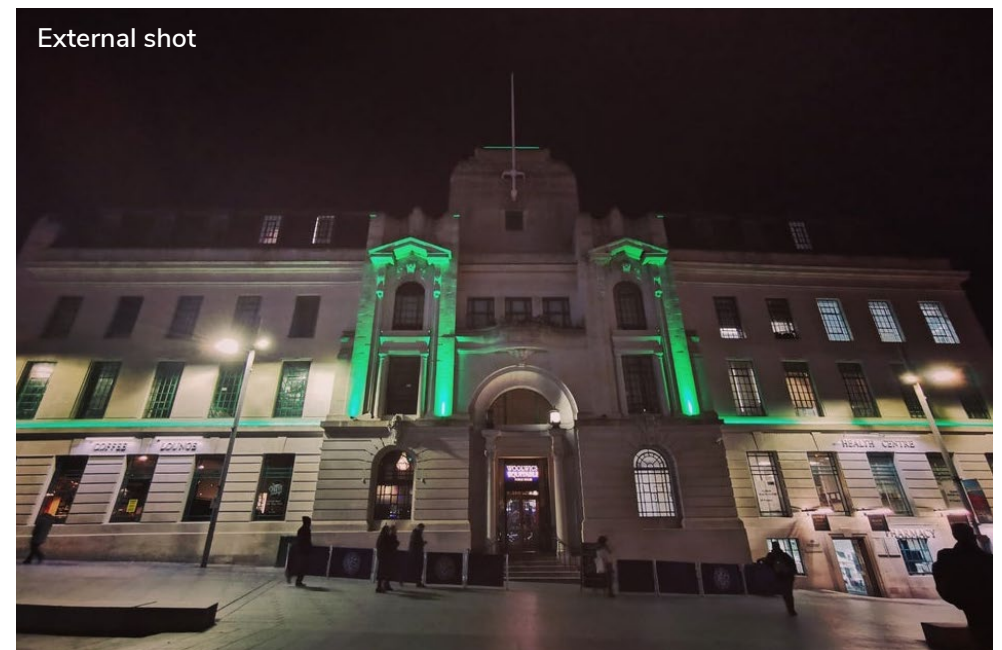
Unit 9 is part of the landmark building 'Equitable House' in the centre of Woolwich overlooking General Gordon Square.

The unit occupies part of the ground floor and basement and contains many impressive features as would be expected from a Grade II Listed heritage building. Other established businesses operating in Equitable House include The Coffee Lounge, Paddy Power, China City Restaurant, London City View Hotel, Nisa convenience store and Equitable House Business Centre.

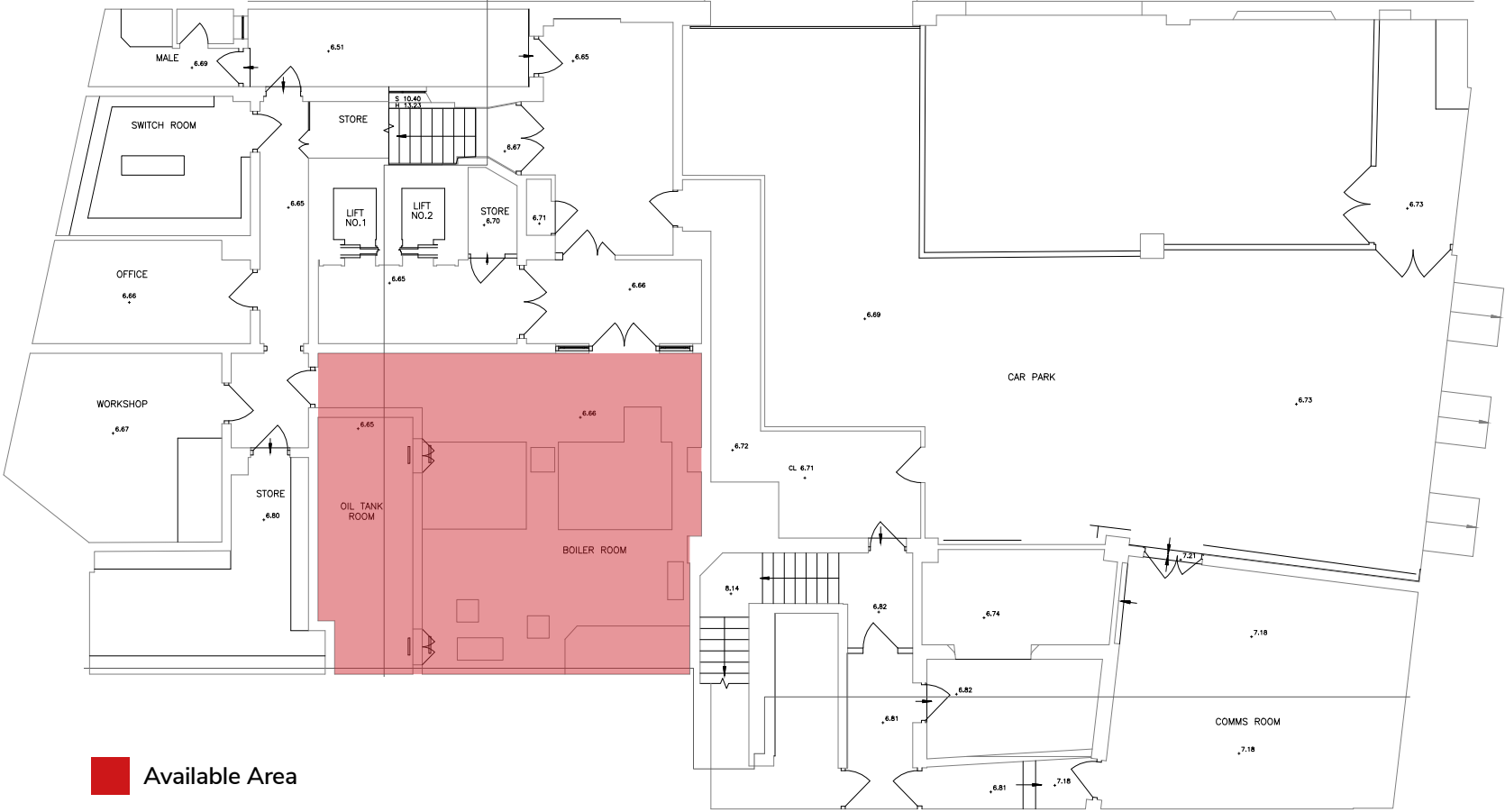
The ground floor measures c.4,100sqft comprising a large seating area, fully functioning trade bar and fully equipped kitchen. The ground floor benefits from high ceiling heights and is overlooked by a mezzanine level measuring c.570sqft. The trade basement as a storage area measures c.600 sqft and includes cooling equipment, pump lines etc. At the front of the premises, facing onto the busy town square, is an external seating area (circa 1,000sqft) overlooking General Gordon Square. This is the only licenced outside seating/smoking area for any public house/restaurant in the town centre.

Premises License (Alcohol & Recorded Music)	
Monday to Wednesday	12:00hrs to 00:00hrs
Thursday to Saturday	12:00hrs to 01:00hrs
Sunday	12:00hrs to 23:00hrs

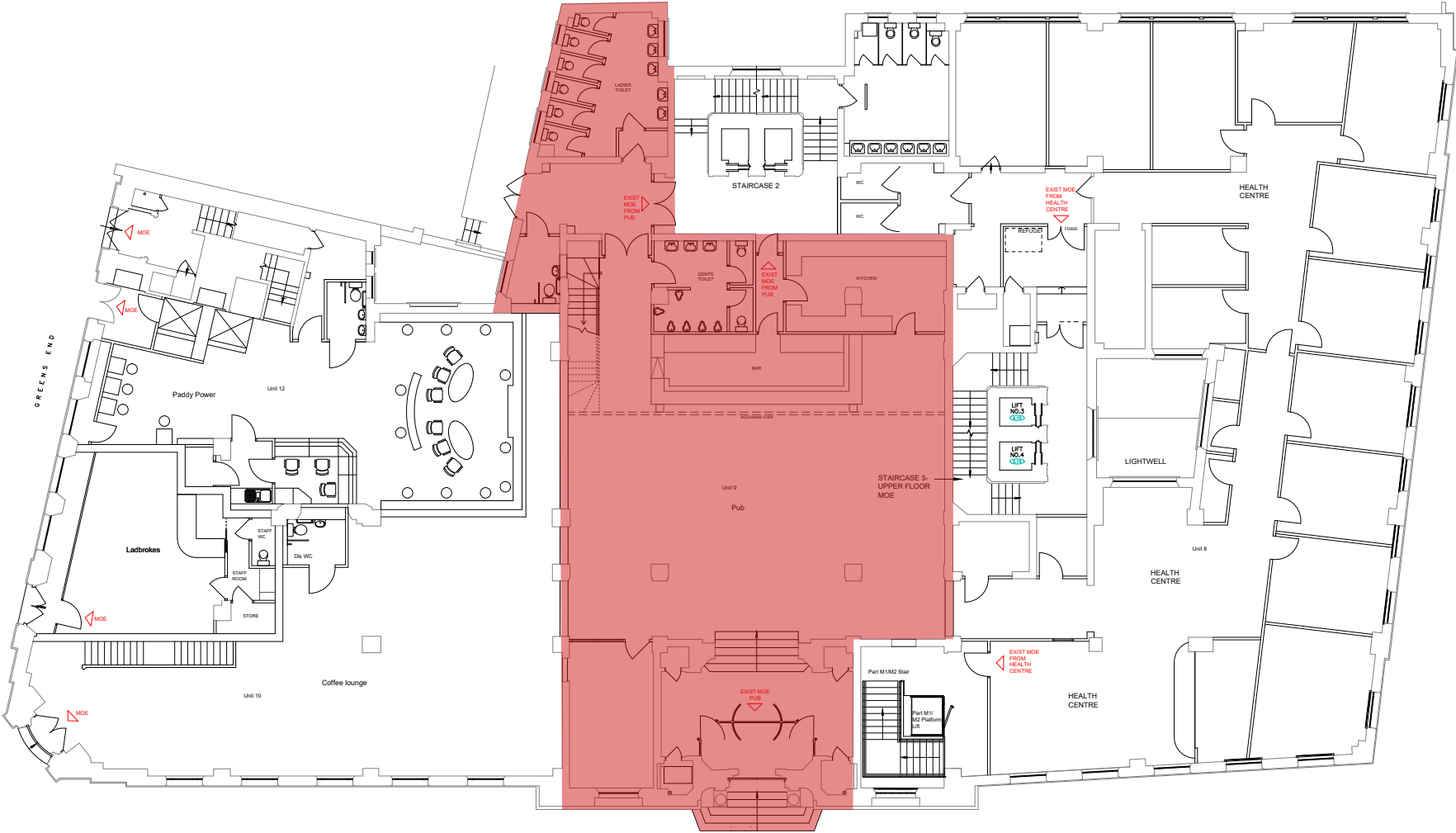




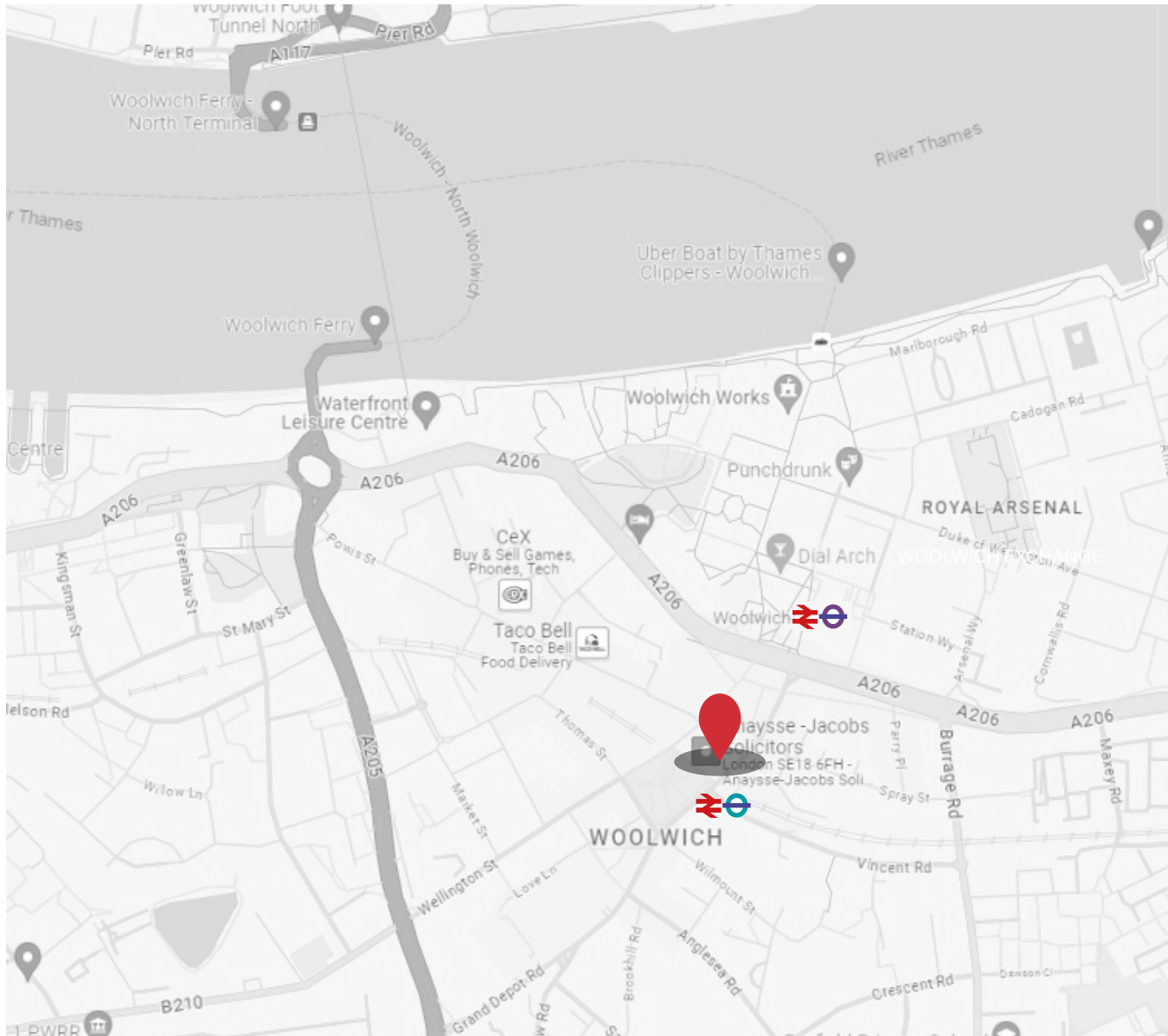
Existing Basement Floorplan



Existing Ground Floorplan



■ Available Area



Location

The building is adjacent to Woolwich Arsenal Train and DLR Station and 3 minutes' walk from the Elizabeth line offering frequent services into Central London (London Bridge 22 mins, London Cannon Street 29 mins and Stratford International 22 mins). The main bus terminus is also directly outside. All of which provides for substantial transport lead guaranteed footfall.

Unaffected by Highstreet retail conditions. It is also encompassed by a number of substantial town centre redevelopment projects including the Spray Street/Woolwich Exchange www.woolwichexchange.co.uk and the new leisure centre www.royalgreenwich.gov.uk/info/200200/regeneration/2123/woolwich_leisure_centre.

Terms

To let - a new FRI lease is available at a guide rent of £75,000 plus VAT per annum.

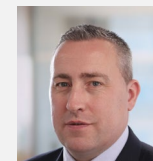
For sale - guiding £1,500,000 plus VAT for the virtual freehold interest (999 year leasehold).

Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £29,500. Interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Further Information

The premises license, EPC, draft lease and statutory safety certificates are available upon request. Viewings are strictly by prior appointment only.



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