



14 Ash Avenue, Elephant Park
London SE17
Restaurant Opportunity

Location

This prime corner unit at Elephant Park boasts a sought-after location overlooking the park, with a south-facing aspect and extensive outdoor seating.

Positioned at the intersection of Ash Avenue and New Lion Way, it enjoys high visibility and footfall. Elephant Park is one of London’s most vibrant Zone 1 destinations, home to over 50 bars, restaurants, and shops, alongside 3,000 new homes. Elephant Park is located in close proximity to Elephant & Castle Underground Station, giving access to central London in just 10 minutes.

Nearby occupiers include: 400 Rabbits, Four Quarters, Arepa, Rosy Hue, Kokoro and Gail’s.



Accommodation

The premises are arranged over ground floor and benefits from a large outside seating demise, comprising the following approximate gross internal floor areas:

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 3,123 sq ft | 290.32 sq m |
| Total | 3,123 sq ft | 290.32 sq m |
| External | 819 sq ft | 76.1 sq m |



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Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rent

On Application

Service Charge/Insurance

The service charge for the current financial year is estimated at £18,000 per annum. The insurance is estimated at £1,202 per annum.

Business Rates

Rateable Value: To be assessed.

Rates Payable (2024/2025): To be assessed.

Interested parties are advised to confirm this with the local authority.

Energy Performance Rating

An EPC has been commissioned and is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with this letting.

Anti-Money Laundering Regulations

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed Occupier. Once a letting has been agreed prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter setting out the requirements will be issued once terms have been agreed.

Viewings

Appointment only via:

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