

THE FIDDLER'S ELBOW

1 Malden Road, London NW5 3HS

FOR SALE



**FREEHOLD - OFFERS
INVITED**

Award winning grassroots music venue/pub

**Lambert
Smith
Hampton**

The Opportunity

- Character Grade II listed freehold building
- Key location in sought after London Borough of Camden
- Well established, award-winning grassroots music venue
- 5 bedroom upper floor accommodation plus lounge/office space
- Development opportunity STPP
- Total floor area (GIA): 406 sqm (4,370 sqft)



Description

The Fiddler's Elbow is a Grade II listed, three-storey detached corner property of traditional brick construction with part colour-rendered elevations, flat roof ground floor additions and a small yard to the rear. The ground floor comprises a spacious open-plan trading area with a prominent bar servery and back bar room.

The upper floors offer extensive 5 bedroom accommodation plus one large office space with redevelopment potential (subject to consents), appealing to owner-occupiers, investors, or developers.

Internal Details

Public trade areas

- Main bar area. Open plan with raised stage area (150 standing)
- Rear bar

Additional areas

- Ladies & gents WC's
- Ground floor storage rooms
- Basement beer cellar and large storage area

External areas

- Small wall enclosed smoking area

Owners/Staff accommodation

Accessed via stairs from the rear internal hallway to the first and second floors

- Main bedroom with en-suite shower
- Further 4 double bedrooms
- Lounge / large office area
- Kitchen & small utility area
- 2 shower rooms with toilets, plus an unused toilet



The Fiddler's Elbow, NW5 3HS

Location

Occupying a prominent corner position on Malden Road at the junction with Prince of Wales Road, The Fiddler's Elbow sits at the cross roads of Kentish Town Road on Haverstock Hill - a key location in the vibrant London Borough of Camden.

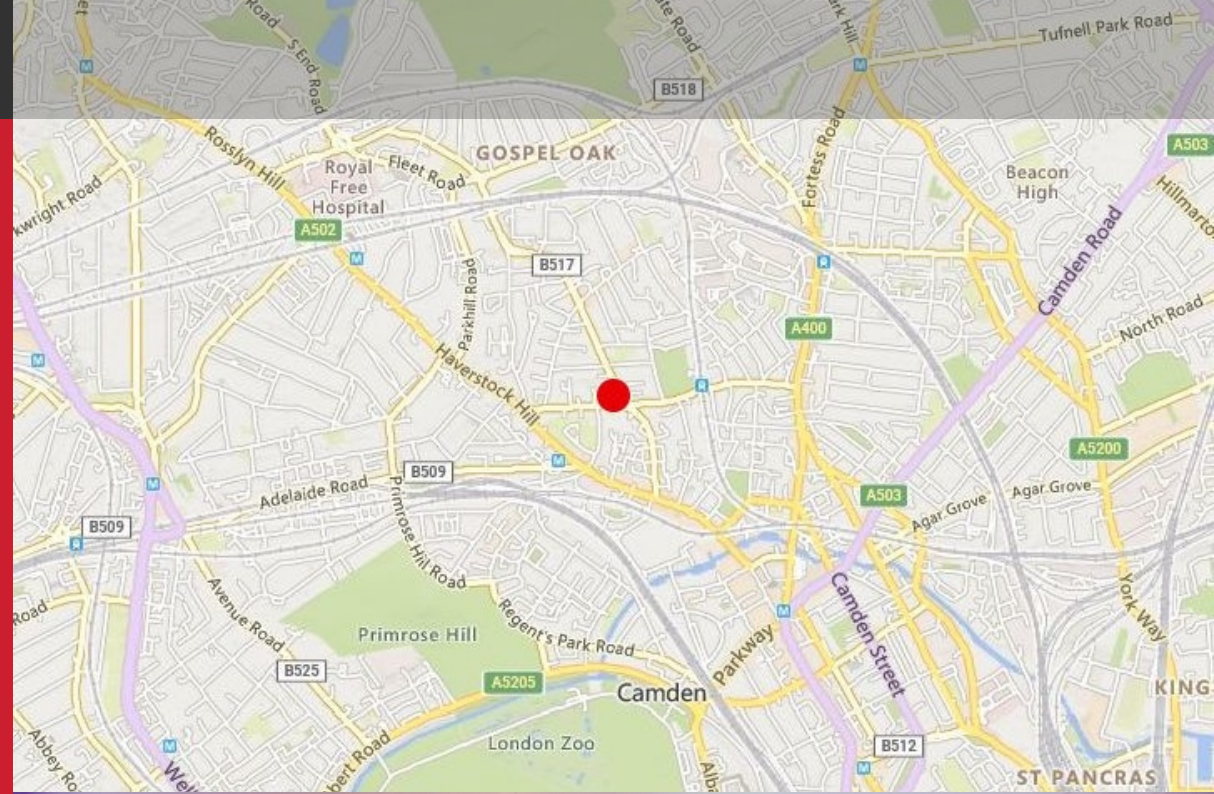
Nestled in a well-established and densely populated residential area, the venue is just 600 metres north-east of iconic attractions such as Camden Market, Camden Lock, and Stables Market - placing it within easy reach of central Camden's bustling cultural and commercial core.

Camden is a world-renowned destination for live music, nightlife, and international tourism. The Fiddler's Elbow benefits from a high level of footfall from both local residents and global visitors seeking an authentic live music experience in one of London's most dynamic neighbourhoods.

Development Potential

This rarely available freehold property, with its substantial upper floors, presents a unique development opportunity. Its combination of historic character, strategic location, and underutilised space makes it highly attractive to owner-occupiers, investors, and developers alike.

Whether enhancing the existing operation, converting upper floors for residential or alternative commercial use (subject to planning), or capitalising on the brand equity of a cultural landmark, this property offers significant scope for value creation in one of London's most in-demand districts.



The Fiddler's Elbow, NW5 3HS

The Business

The Fiddler's Elbow is an 1846-established, award-winning grassroots music venue at the heart of Camden - one of the world's most iconic music districts. In a landscape where many small venues have been lost to redevelopment, The Fiddler's Elbow has stood firm, with its strong brand recognition, becoming a cultural anchor for London's live music scene.

It has a proven heritage & longevity trading since 1846, with a reputation for authenticity and character and is listed as one of the UK's essential grassroots venues by the Music Venue Trust.

Benefitting from a high-value Location within Camden, a global destination for music, nightlife, and tourism. Footfall from both locals and international visitors looking for an authentic live experience.

Acts from around the world use The Fiddler's Elbow as a launchpad into the UK scene. Accessibility to unsigned and grassroots artists ensures constant demand for stage time.

The venue generates its revenue through live music, student nights, open mic sessions, themed events, diverse gig programming as well as bar sales and event hire.

The current owners have highlighted there is further scope to increase revenue by:-

- **Digital Expansion** - Streaming gigs and expanding reach online for global audiences.
- **Brand Partnerships** - Aligning with drinks brands, music labels, and lifestyle companies who want authentic Camden credibility.
- **Merchandising & Licensing** - Capitalising on its unique history and status with branded merchandise and collaborations.

With ongoing closures of small venues in London, supply is shrinking while demand for authentic live music experiences is rising. The Fiddler's Elbow is uniquely placed to capture this demand, with heritage, location, and brand equity that cannot be replicated.



Additional Information

OPENING TIMES

The business currently trades evenings only from 5pm.

STAFF

We are advised by the current owners there will be no TUPE obligations as all current staff are self employed.

TRADE FIXTURES & FITTINGS

The trade fixtures and fittings at present in the property are owned outright and included within the sale.

TENURE DETAILS

Freehold.

LICENSING

The business has a premises license with consent to serve alcohol from Sunday to Thursday 9am to midnight and Friday & Saturday 9am to 1am.

RATEABLE VALUE

£15,500 with effect from 1st April 2023.

ENERGY PERFORMANCE RATING

The property has an Energy Performance Rating of 114E.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

For more information please contact:

NEIL MORGAN

M 07355 610861

E nmorgan@lsh.co.uk

GEORGE GILPIN

M 07702 624211

E ggilpin@lsh.co.uk

lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS. Date published: 14-Oct-2025

**Lambert
Smith
Hampton**