



Tel: 0207 739 0494

Bow Triangle, Eleanor Street, London, E3

To Rent - £28,840 pa



Restaurant

A rare opportunity to acquire two complementary income-generating businesses within one prime railway arch location:

the leasehold railway arch food-hub investment, and an established, fully fitted burger & kebab takeaway business operating from the same premises.

This is a true turn-key investment with immediate trading and rental income in place.

The railway arch has been professionally configured into five commercial kitchen units. Four kitchens are currently let to independent food operators, providing secure, ongoing rental income. The fifth kitchen houses the owner's established burger/kebab brand, successfully trading since 2020 with a strong local reputation and large social-media following. This kitchen benefits from a full commercial gas supply, extraction and complete catering fit-out.

The sale includes:

Assignment of the railway arch lease (approx. 5 years remaining and renewable on request)

The leasehold business goodwill, brand, equipment and fit-out of the trading burger/kebab operation

Existing tenancy agreements and rental income from four sub-let kitchens

Fully operational multi-kitchen layout ready to continue as a food-hub/ghost-kitchen model

The buyer may:

continue operating the established food business as-is,

appoint management or rent out the trading kitchen for additional income, or

further subdivide the remaining space (subject to consents) to maximise rental yield.

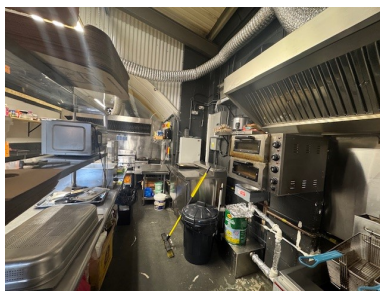
Importantly, due to local planning constraints and the absence of new Class E permissions in the area, no comparable new kitchen units are expected to be created locally, enhancing the long-term value and demand for the existing subdivided arch.

This offering represents a dual-income asset: a proven food brand plus a multi-tenant kitchen investment under one leasehold title - all fully set up and ready for immediate operation or passive rental.

Rent: £28,840.00 Plus VAT P/A

Premium: £80,000

Service Charge: £4773.63 Plus VAT P/A





Contact

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IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.