



SOUL STREET, 87 MAIN ROAD, SIDCUP, KENT DA14 6ND

PREMIUM RESTAURANT & BAR LEASE FOR SALE



Key Features

- Premium turnkey restaurant and bar for sale
- Prime location on Sidcup's High Street
- 92 covers internally (25 covers on external terrace)
- Measures approx. 3,200 sqft plus external storage and cold store
- Premises holds an active late-night alcohol licence
- Guide Price for Premium: £120,000
- Current rent of £60,000 pa (increasing to £65,000 in October 2026)



Description

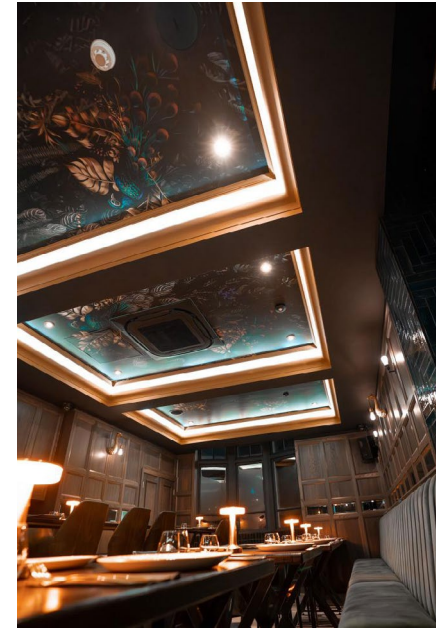
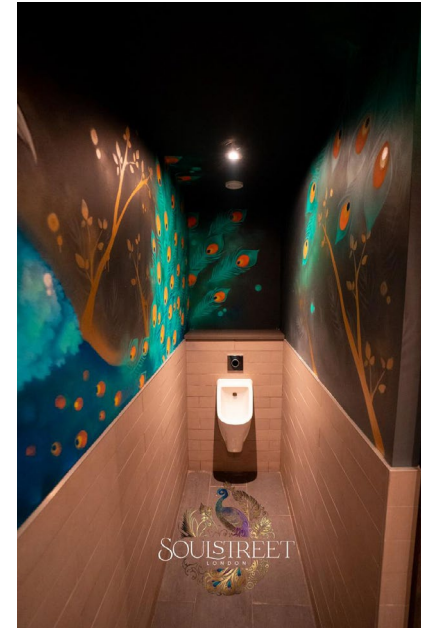
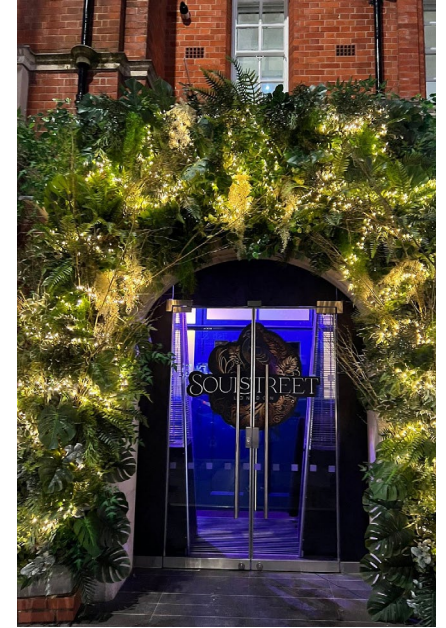
An exceptional opportunity to acquire the leasehold interest, heavy-duty commercial assets, and trading goodwill of a premier, fully operational hospitality venue in the heart of Sidcup.

Operating successfully as Soul Street Restaurant and Bar, the property has been comprehensively fitted out to an elite standard, offering a seamless “turnkey” transition for an incoming operator or expanding brand.

The sale incorporates a substantial internal footprint measuring approximately 3,200 sq t, together with external storage and a dedicated cold store, a fully licensed bar and restaurant, an opulent Art Deco-inspired internal dining space, and a refreshing front outdoor terrace. The venue currently accommodates 92 covers internally, with an additional 25 covers on the external terrace, creating a strong hospitality offering across both indoor and outdoor dining environments. These premises also benefit from an active late-night alcohol licence, supporting continued evening trade and entertainment operations.

The business has carved a stellar local reputation (4.2/5 Trip Advisor rating) for immersive dining, high-end cocktail mixology, and weekend live entertainment.

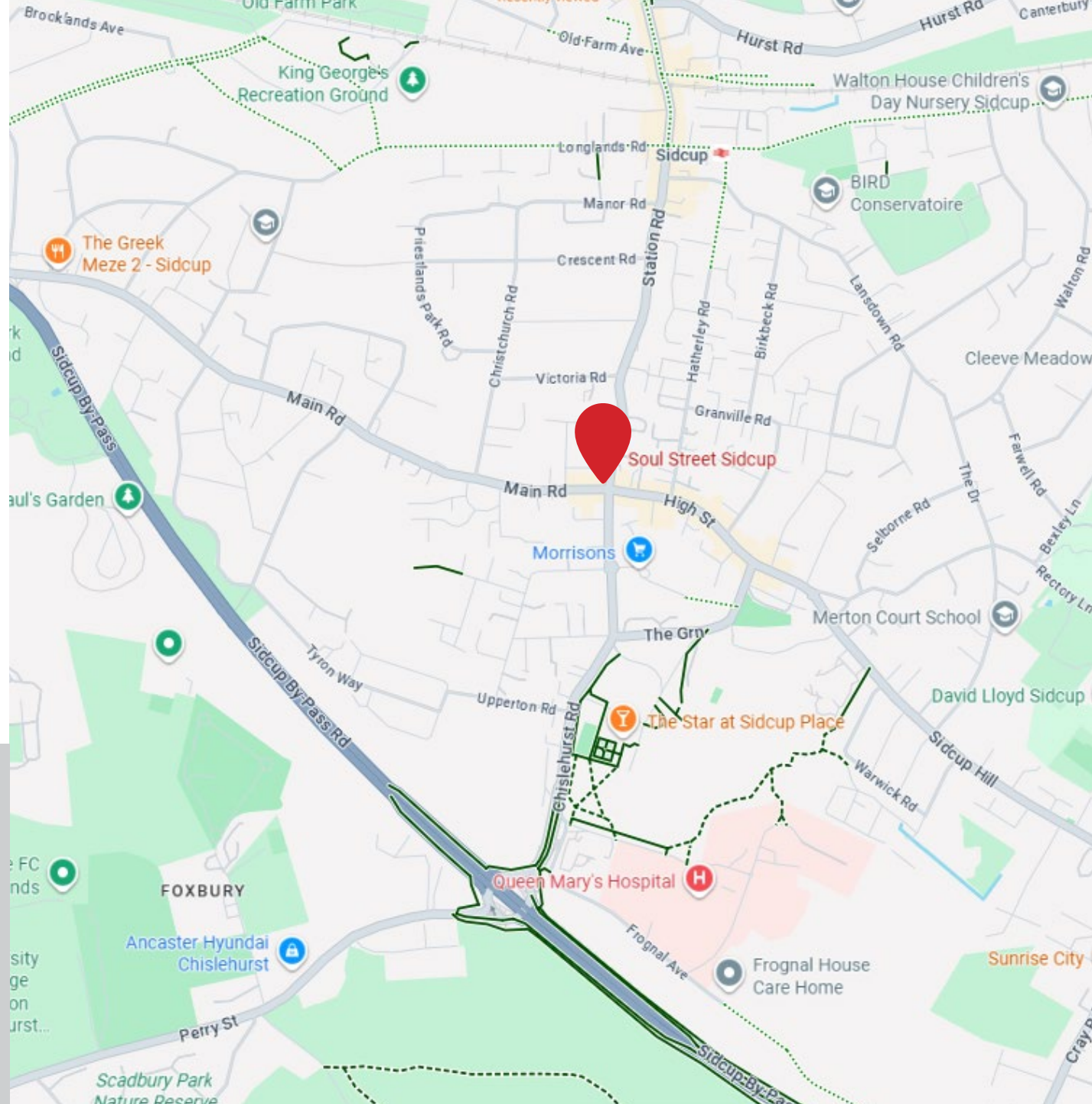
There is also the option to continue trading as Soul Street, with the sale including all social media accounts, including Instagram @soulstreetlon, currently boasting 9,700 followers.



Location

The property occupies a prime, high-footfall trading position on Main Road (A211), which serves as the primary commercial artery of Sidcup. This highly visible location benefits from excellent connectivity, situated just a short walk from Sidcup Mainline Railway Station, offering commuters and visitors direct transport links straight into Central London.

Nestled within the London Borough of Bexley, the venue taps into an affluent local catchment area characterised by strong suburban demographics, a high volume of disposable income, and a thriving nighttime economy driven by both young professionals and families. This steady consumer base is further bolstered by the surrounding neighbouring trade, which features a vibrant, complementary mix of national retailers, independent boutiques, and established local amenities that ensure consistent day and night pedestrian traffic pass the premises.



London Bridge
c20 mins



London Waterloo
East
c25 mins



London Charing
Cross
c30 mins



London Cannon
Street
c35 mins



Lease Details

- Lease Term: Secure 20-year term running from 31/10/2023 to 30/10/2043.
- Years 1-3 Rent: Fixed at £60,000 per annum, running from 31/10/2023 to 30/10/2026.
- Years 4-5 Rent: Steps up to £65,000 per annum, running from 31/10/2026 to 30/10/2028.
- Rent Review: The first open market rent review will take place on the fifth anniversary on 31/10/2028. Rent reviews will take place every five years thereafter.
- Payment Dates: Payable quarterly in advance (25 March, 24 June, 25 September, and 25 December).
- Permitted Use: Operational as a restaurant and bar under Use Class E.
- Repairs: Landlord maintains the building structure, while the tenant's internal liability is capped to a fixed Schedule of Condition dated 19/10/2023.
- Fit-out & Signage: Internal modifications and exterior branding allowed with landlord consent.
- Insurance Protection: Building insured by the landlord.

Further Information

Price	Offers in the region of £120,000 are invited for the leasehold interest.
VAT	We understand that VAT is not applicable.
Business Rates	According to the summary valuation effective from 1st April 2023, the rateable value for the property is £33,750. We understand rates payable are therefore approximately £17,200 per annum however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.
EPC	The EPC rating for the property is a 'C'. Copies of the EPC are available upon request.
Available On Request	Copies of the existing lease, floorplans and additional internal photos are available upon request.
Viewings	All onsite inspections are by prior appointment with sole agents Acorn Commercial, Investment & Development



Contact



Adam Miles

020 8315 5454

commercial@acorngroup.co.uk



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Bromley Office

9 St Mark's Road
Bromley
Kent
BR2 9HG

T: 020 8315 5454

London Office

120 Bermondsey Street
London
SE1 3TX

T: 020 7089 6555

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