



PUB/BAR UNIT TO LET CHARLTON

THE WHITE SWAN, 22 THE VILLAGE, LONDON, SE7 8UD

Location:

The property is located in Charlton, Southeast London on The Village (B210) a road that links Charlton Road and Charlton Park Road. The property is located in close proximity to Charlton Athletic FC and is situated within a densely populated residential area.

Charlton Station (Overground & National Rail services) is located a short walk from the property.

Use:

The premises benefit from Sui Generis (Drinking Establishment) planning consent. Alternative uses may be considered subject to planning permission.

Accommodation:

The commercial unit is arranged over Ground Floor and Basement only, with the addition of a Garden and has the following approximate areas:

Ground Floor:	2,207 sq. ft. (205.04 m²)
Basement:	1,238 sq. ft. (115.01 m²)
Garden:	2,454 sq. ft. (227.98 m²)

The premises can accommodate approximately 50 covers internally and also has the option for the inclusion of the residential accommodation:

- Ground Floor – 1-bed & 1 bath flat.
- First Floor – 5-bed, 2 WCs & 2 shower rooms.



Rent:

Pub only – £55,000 per annum exclusive.

Whole Building – £120,000 per annum exclusive.

Lease:

The premises are available by way of a new 10 or 15 year FRI lease (inside the act) subject to 5 yearly upwards only rent reviews.

Legal Costs:

Each party to bear their own legal costs.

Rates:

The current rateable value is £15,500 with effect from 1st April 2026 ([VOA Link](#)).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Viewings:

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Location Map:

