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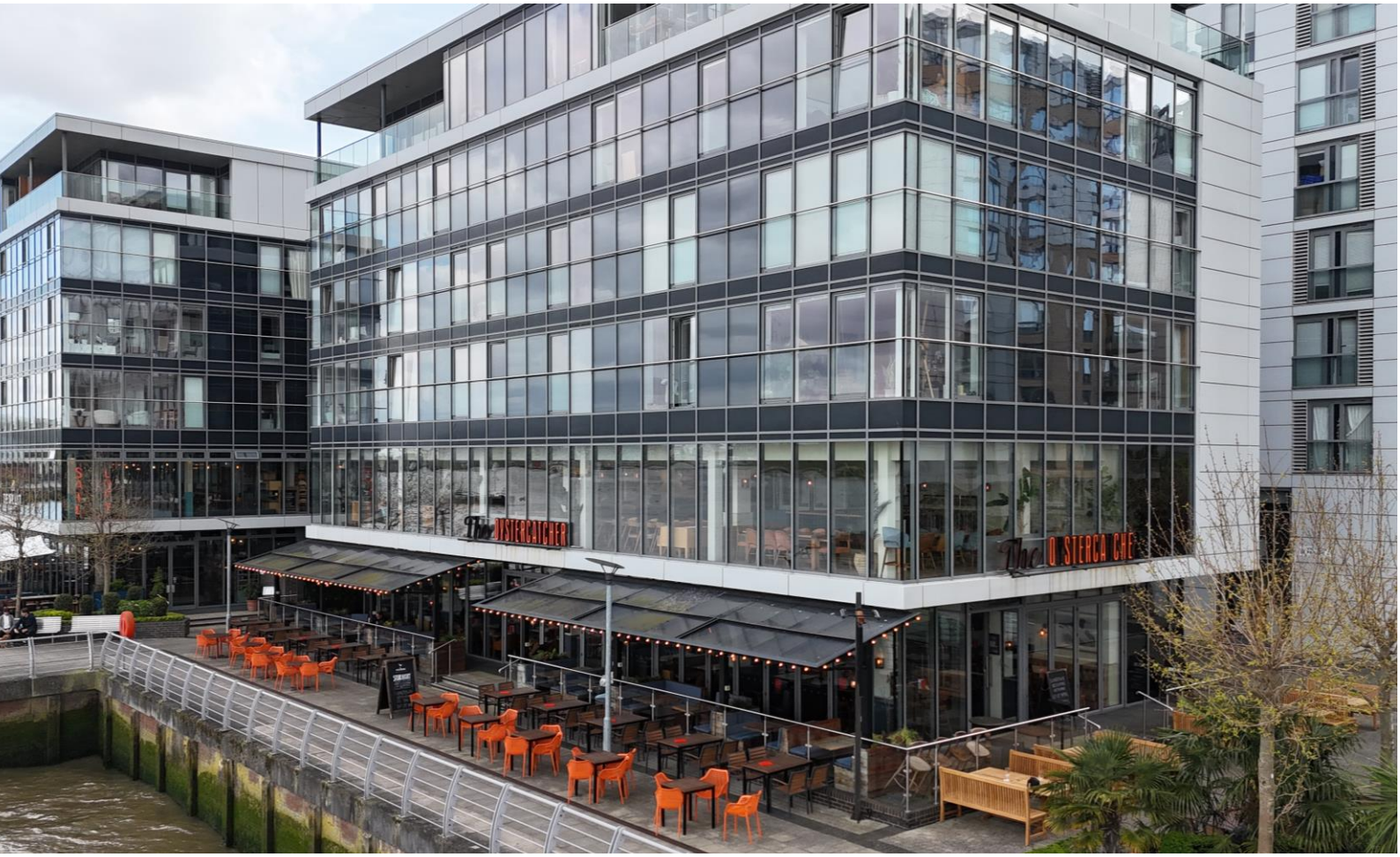
VIRTUAL FREEHOLD FOR SALE – RIVERSIDE, GREENWICH, SE10



OYSTERCATCHER, KINGS LODGE, VICTORIA PARADE, GREENWICH, LONDON SE10 9FR

- Prominent location overlooking the River Thames and adjacent quality residential accommodation
- Close proximity to major Greenwich attractions, enhancing consistent year-round trade
- Well-connected transport links including DLR, National Rail, and riverboat services

VIRTUAL FREEHOLD
GUIDE PRICE £1.5 MILLION (+VAT IF APPLICABLE)
SUBJECT TO CONTRACT - Sole Selling Agent

LONL725

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Location - Link to Street View
The property enjoys a prime waterside position within one of London's most characterful and historic neighbourhoods. Set moments from the River Thames, the area blends maritime heritage with a vibrant modern lifestyle, drawing both locals and visitors year-round. Greenwich is renowned for its iconic landmarks, open green spaces, and bustling market, offering an appealing mix of culture, leisure, and connectivity. Excellent transport links via rail, DLR, and river services provide easy access to Canary Wharf, the City, and central London, making this a highly desirable destination for both daytime and evening as well as private functions.

Description - Link to 360 Virtual Tour
The property presents a stylish and welcoming hospitality venue that perfectly complements its sought-after Greenwich setting. Blending contemporary design with subtle nautical touches, the space reflects the area's rich maritime heritage while offering a relaxed and inviting atmosphere for guests throughout the day and into the evening. The layout is thoughtfully arranged to maximise both comfort and flow, catering to a broad customer base from casual diners and weekend visitors to after-work crowds. With well-appointed bars on both levels, flexible seating areas, and an established reputation within the local scene, The Oystercatcher stands as a versatile and appealing destination with strong ongoing trading potential.

Ground floor – Large bar area, central counter, set up for 85 covers, store room, commercial kitchen and prep. Access to service area to rear.
First floor – Second large bar with gallery overlooking ground floor, 80 covers. Similar decorative style. Upland beer cellar and storage. Manager's office. Walk-in chiller.
Outside – External terrace, part riverside, part west facing, circa 190 covers.

Ground floor GIA	270 sq m	(2,900 sq ft)
First floor GIA	343 sq m	(3,690 sq ft)
Total GIA	613 sq m	(6,590 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services
The property is believed to be connected to all mains services.

Licensing - Link to Premises Licence
Permitted to sell alcohol Monday-Saturday 10:00am-11:00pm; Sunday 10:00am-10.30pm.

Planning
The property is not listed and not in a conservation area.

Tenure
Virtual freehold – held for a term of 999 years w.e.f. 2018, at a peppercorn rent. The unit may be used as a 'drinking establishment' within old A4 class. The tenant has internal repair and redecoration responsibilities. A service charge is payable for maintenance of the local estate and of the building. Separate license to occupy the external areas.

Rating Assessment
Listed as 'Shop and Premises' with a rateable value of £39,750 from April 2026.

EPC - Link to EPC - Energy Rating B

Money Laundering
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings
For further information or to organise a viewing, please contact James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com)

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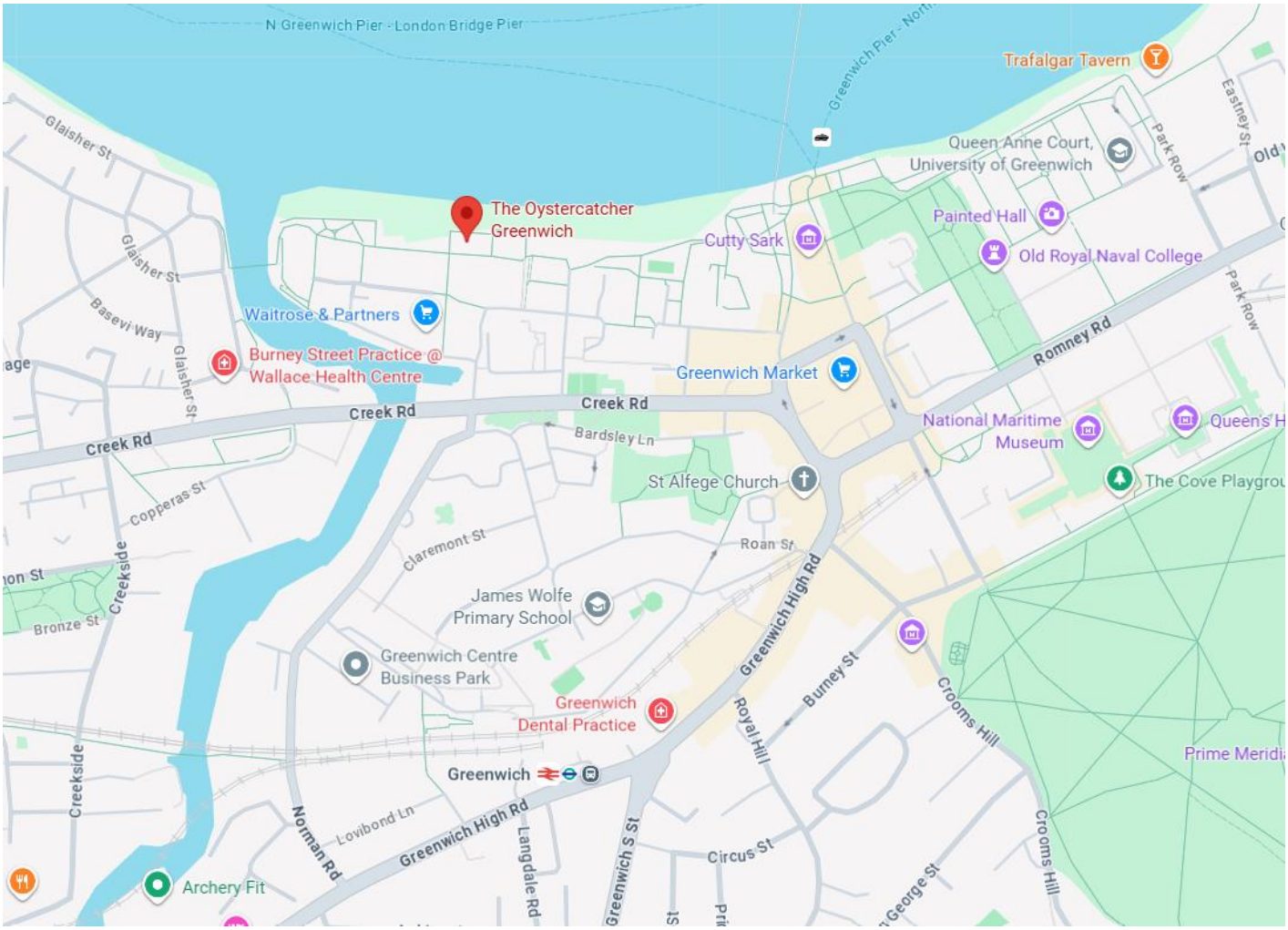
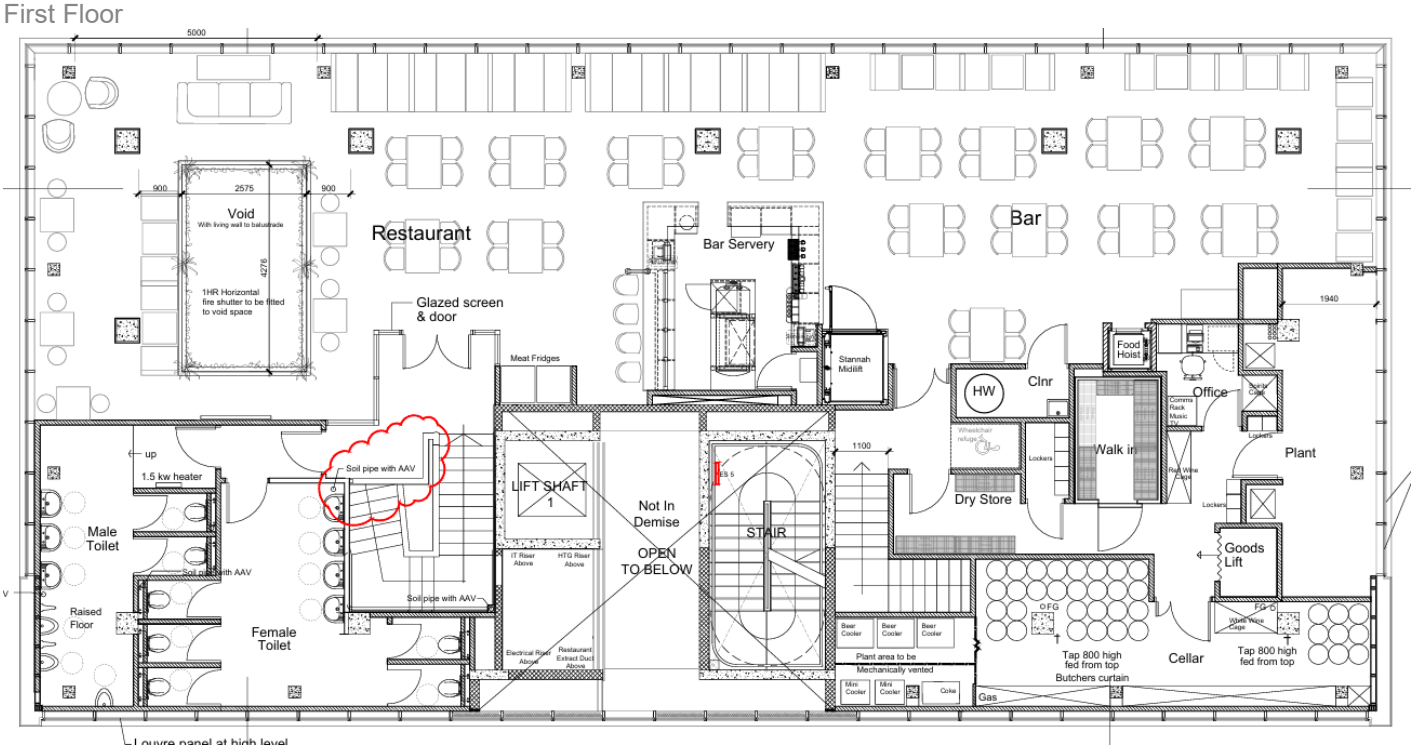
Location Plan - Link to Location Map



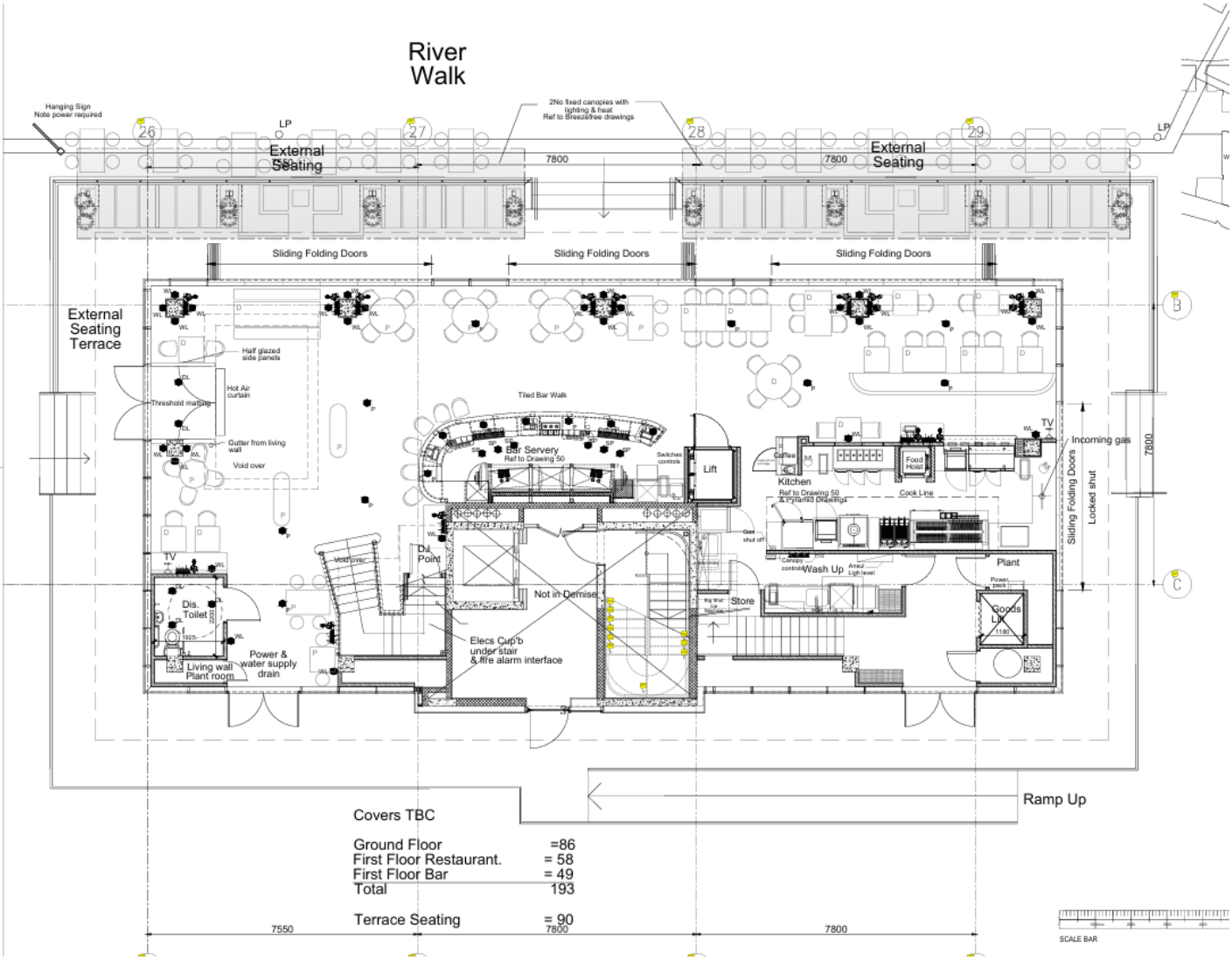
Google Maps. Not to scale - Provided for indicative purposes.

Floor Plans

First Floor



Ground Floor



Covers TBC

Ground Floor	=86
First Floor Restaurant.	= 58
First Floor Bar	= 49
Total	193
Terrace Seating	= 90

Internal Photos