

JOHN THE UNICORN

157-159 RYE LANE, LONDON SE15 4TL

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD PUBLIC HOUSE INVESTMENT IN
THE FASHIONABLE SOUTH LONDON DISTRICT OF PECKHAM

INTERNATIONAL LTD
TEL/FAX 020 7300 0039
FASHION
www.infinityinternationalmagazine.com
email: editor-in-chief@infinityinternationalmagazine.com

Parfums, Swiss Lace, Hand
all African Wears for Men & Women.

John the Unicorn

ARRESTED ON
EXPLOSIVES
IN 1999
FUGITIVE
CRIMINAL
LAWYERS
SPECIALISTS

FRIDAY
10.00am
SATURDAY
10.00am

COFFEE
TOASTIES
BAKED GOODS
JUICES
Coffee
AT JOHN'S

THE FRUIT & VEG
TENTAL BUT
PECKHAM MARKET

Bobo's

161 Rye Lane

FAMILY
OFF LICENSE

Ultra
1000

Alarm

161 Rye Lane

John the Unicorn

JOHN THE UNICORN
157-159 RYE LANE, LONDON SE15 4TL

INVESTMENT SUMMARY

A rare opportunity to acquire a freehold public house investment in the fashionable South London district of Peckham

- ❑ Prominent Rye Lane position in the heart of Peckham, close to Peckham Rye Station and town centre amenities
- ❑ Substantial Public House over basement, ground, first and second floor levels extending to approximately 513.85 sq m / 5,531 sq ft
- ❑ Let to Gosnells Beverages Limited
- ❑ The entire building is let on a lease at a current rent of £85,000 per annum, subject to five-yearly upward-only open market rent reviews, with the next reviews in 2030, 2035 and 2040
- ❑ 20-year lease from 5 November 2025, subject to a mutual break option at year 10
- ❑ The lease expires in 2045
- ❑ The business is unaffected by the sale

We are seeking offers in excess of £1,200,000 reflecting a net initial yield of 6.67% or a very low capital value of £217 per square foot.



JOHN THE UNICORN
157-159 RYE LANE, LONDON SE15 4TL

LOCATION

Located in Peckham, a well-established South London district, John the Unicorn occupies a prominent position on Rye Lane, one of the area's main commercial thoroughfares. The surrounding locality benefits from regular footfall and a broad mix of retail, leisure and food and beverage occupiers, together with a strong local residential catchment that supports day-to-day and evening trade. Surrounding occupiers include a number of independently owned retail and restaurant units as well as national groups such as William Hill, McDonald's and Santander.

Peckham Rye Station is within easy walking distance, providing convenient access via London Overground and National Rail services to Central London and the wider South East. The property therefore benefits from good public transport connectivity and an established position within one of South London's best-known mixed-use neighbourhoods.





DESCRIPTION

John the Unicorn is arranged over the ground, first and second floors of a mid-terraced property fronting Rye Lane. The building is of traditional brick construction beneath a pitched roof, with a prominent glazed frontage at ground floor level and upper floor accommodation above.

ACCOMMODATION

GROUND FLOOR

The ground floor comprises an open plan bar area with central servery and mixed seating for approximately 70 covers. A DJ area is positioned to one side. Ancillary areas include accessible WC, hoist, under-stairs cupboard and small rear cellar.

FIRST FLOOR

The first floor provides a series of trading areas, including a bar with servery, the Rosary Room, and a restaurant area with open kitchen, providing approximately 66 covers. Customer WCs and a hoist are also located on this floor.

SECOND FLOOR

The second floor contains a walk-in fridge, two larger rooms and two smaller rooms providing storage and ancillary accommodation.



JOHN THE UNICORN
157-159 RYE LANE, LONDON SE15 4TL

APPROXIMATE FLOOR AREAS

The property has the following approximate Gross Internal Areas:

Level	Use	Sq M	Sq Ft
Ground	Trading & Ancillary	205.69	2,214
First	Trading & Ancillary	202.34	2,178
Second	Storage	105.82	1139
Total		513.85	5,531

Floor plans are available upon request.



JOHN THE UNICORN
157-159 RYE LANE, LONDON SE15 4TL

TENURE AND TENANCY

The property is held freehold (Title Number 241992).

The property is let to Gosnells Beverages Ltd on a 20-year lease from 5 November 2025 at an initial rent of £85,000 per annum, which is payable quarterly in advance. The lease provides for five-yearly open market rent reviews in 2030, 2035 and 2040. The lease is contracted out of the Landlord and Tenant Act 1954 and is subject to a mutual break option in 2035, exercisable on not less than six months' notice.

Gosnells Beverages Ltd is an established London brewer and hospitality business formed in 2014, operating from its Enid Street taproom in Bermondsey and, more recently, John the Unicorn in Peckham.

PLANNING

Our initial enquiries of the local authority have revealed that the property is not listed but does fall within the Rye Lane Peckham Conservation Area.



JOHN THE UNICORN
157-159 RYE LANE, LONDON SE15 4TL

FURTHER INFORMATION

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

ENERGY PERFORMANCE CERTIFICATE

C-51

TERMS

We are instructed to invite offers in excess of £1,200,000 (6.67% NIY) assuming usual purchaser's costs. A sale at this level would reflect a very low capital value of £217 per square foot.

The business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct mandatory checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewing and Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational staff.

For further information and all viewing requests please contact the sole selling agents Savills.



Paul Breen

Tel: +44 (0) 7767 873353

Email: pbreen@savills.com

Harry Heffer

Tel: + 44 (0) 7929 085103

Email: harry.heffer@savills.com

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2026

