



The Rabbit Hole

151 – 153 Greyhound Lane, Streatham, London SW16 5NJ

Tenure: Freehold

Price: £2,300,000

Ref: 52588

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

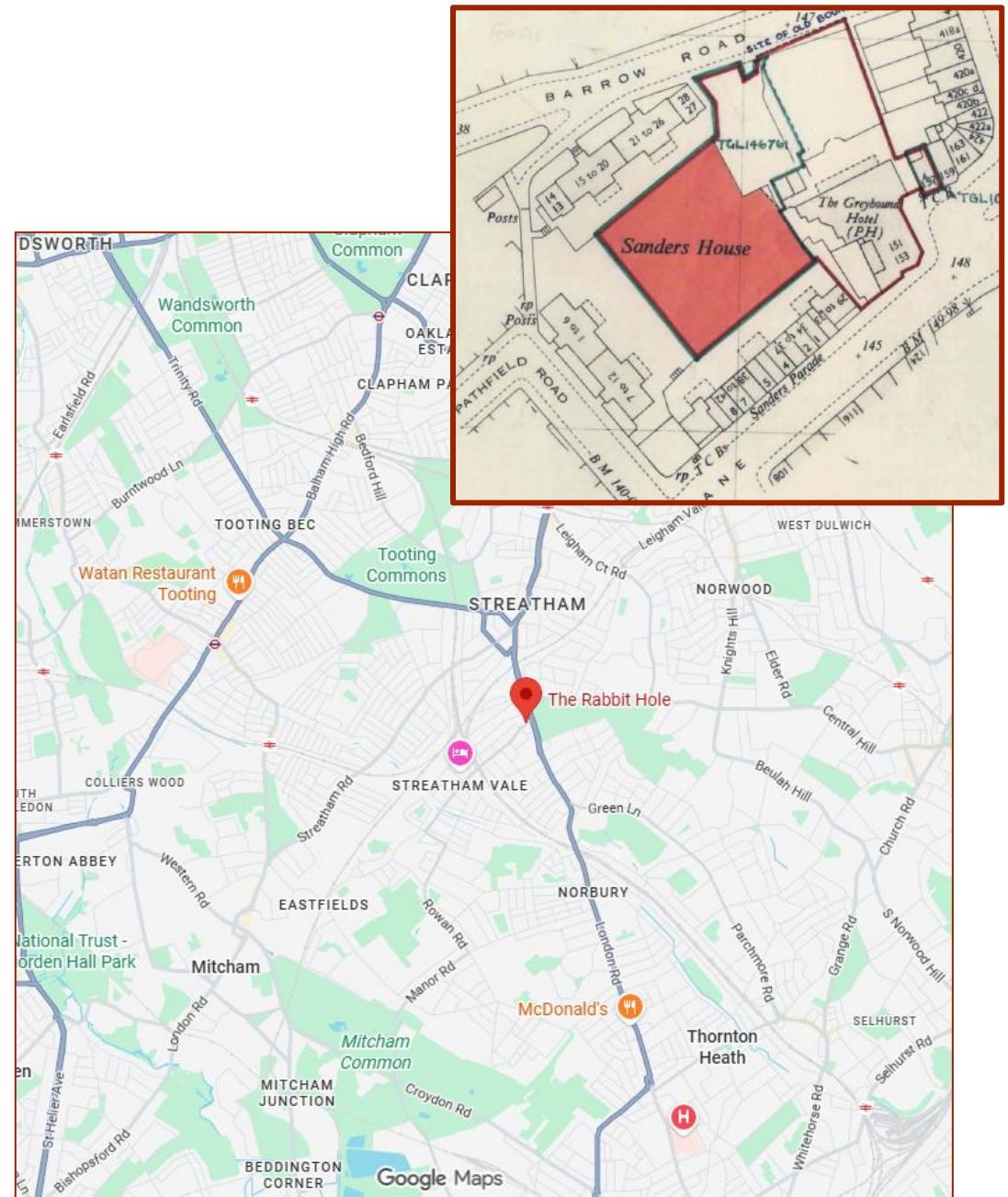
- Prime position opposite Streatham Common
- Substantial public house on 0.4 acre plot
- Open plan bar and dining areas (110 – 150)
- Large beer garden (200+)
- Twelve bedroom accommodation
- Suitable for continued use or mixed residential and hospitality use

Location

The Rabbit Hole is located in Streatham, a vibrant and diverse district in South London, located within the London Borough of Lambeth. Once known as a fashionable retreat for wealthy Londoners in the 18th and 19th centuries, it has evolved into a lively residential area with a rich cultural mix and a strong sense of community. It is a popular residence for both families and city professionals, enjoying a strong community spirit, good amenities, and a comfortable balance between city life and suburban calm.

The main thoroughfare, Streatham High Road, is famously one of the longest high streets in Europe, lined with a wide variety of shops, cafés, restaurants, and independent businesses. As a result of Council and private investment, the area has seen significant regeneration in recent years, with new developments, improved public spaces, and a growing number of trendy bars and eateries giving it a more contemporary feel while retaining its traditional character.

Streatham offers plenty of green space, including Streatham Common, Tooting Bec Common, and the beautifully landscaped Rookery Gardens, which provide residents with areas to relax, walk, and enjoy community events. The Streatham Ice and Leisure Centre, one of the few remaining ice rinks in London, is another local landmark that reflects the area's lively and family-friendly atmosphere.



Excellent transport links connect Streatham to Central London, with three railway stations (Streatham, Streatham Common, and Streatham Hill) providing regular services to London Victoria, London Bridge, and beyond.

The Rabbit Hole occupies a prominent position on the eastern end of Streatham Common.

The Property

The Rabbit Hole is a substantial two and three-storey public house dating from 1930, presented in a Vernacular Revival style. The property is of brick construction under a combination of pitched tile and flat roofing. The property was originally known as The Greyhound before it was refurbished and renamed in 2017. The property occupies a plot measuring in the region of 0.427 acres, and enjoys a footprint in the region of 8,511 sq ft. The gross internal area of the property measures approximately 11,462 sq ft over three floors. Despite its character, the property is not a listed building but does fall within a Conservation Area.



Ground Floor

- BAR: With large bar servery. Stripped wood flooring and impressive vaulted ceiling. Open-plan in nature providing comfortable lounge seating for 80 - 100. Also includes futsal table, projector and screen.

GAMES ROOM: With pool table, table tennis table, darts board, TV and SWP.

- CONSERVATORY RESTAURANT: Seating for 30 - 40.
- TWO SETS OF GENTLEMEN'S TOILETS.
- TWO SETS OF LADIES' TOILETS.
- TWO SETS OF ACCESSIBLE TOILETS.
- BACK BAR/OFFICE.
- ON-LEVEL CELLAR.
- KITCHEN: With extractor, two double deep fat fryers, chargrill, six-burner range cooker, Rational oven, tandoor oven and dry store.
- FRIDGE AND FREEZER STORE: With walk-in chiller.
- POT WASH AREA: With commercial pass-through dishwasher.
- STOREROOM.
- BOILER CUPBOARD AND STOREROOM.

Basement

- NIGHTCLUB: With separate entrance to front of property, bar servery and DJ area.
- UNISEX TOILET.
- BOTTLE STORE.

First Floor

- FOUR BEDSITS: With kitchenette and shower room.
- KITCHEN (NOT FITTED).
- DOUBLE BEDROOM WITH EN SUITE SHOWER.
- SHOWER AND WC ROOM.
- FLAT: Comprising two rooms currently used as an office.





Second Floor

- FOUR BEDSITS: With kitchenette and shower room.
- DOUBLE BEDROOM.
- TWO DOUBLE BEDROOMS WITH EN SUITE SHOWERS.
- KITCHEN (NOT FITTED).
- SHOWER AND WC ROOM.

External

- BEER GARDEN: With two decked and heated gazebo areas, patio and lawned area. Seating for 200+.
- TWO LARGE YARD AREAS.
- TWO DOUBLE GARAGES.

The Business

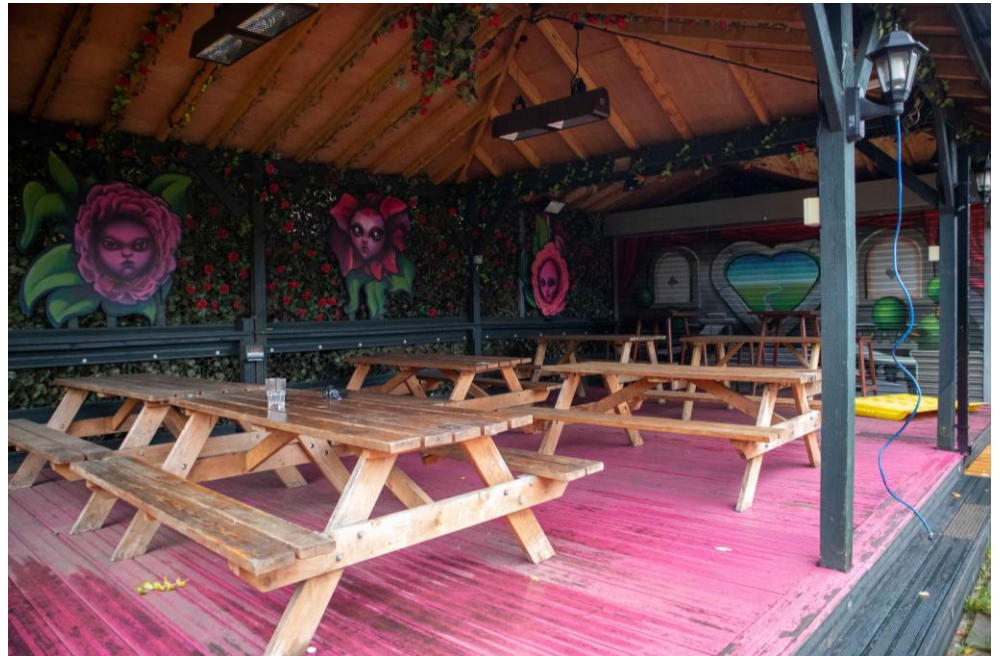
The business is currently closed having previously operated as a family friendly public house and eatery by a third party operator. No trade is sold or warranted. No historic trade accounts are available.

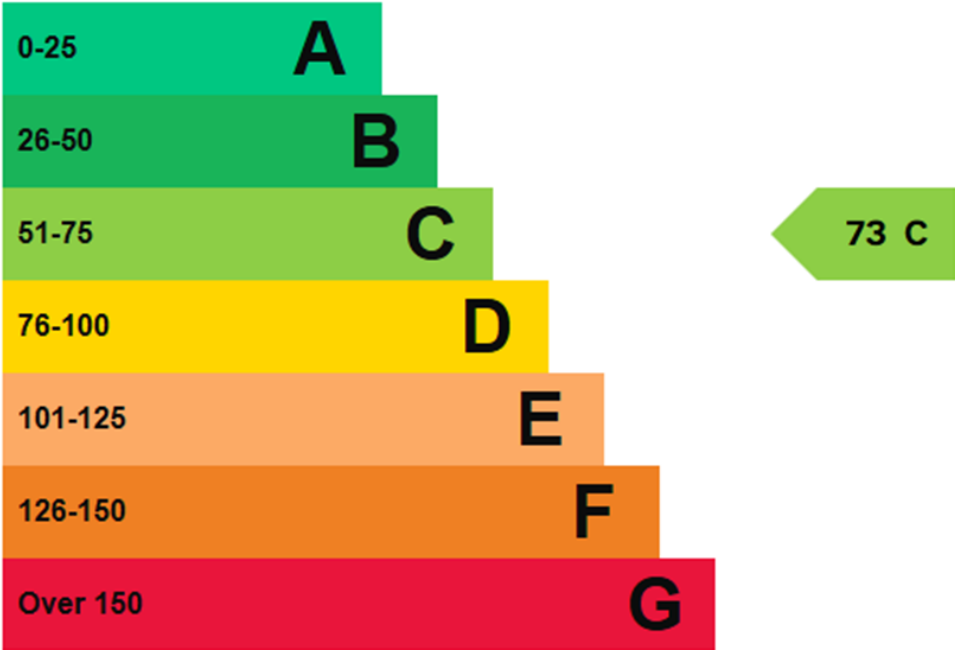
Prospective purchasers will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and demographics.

Planning

The property currently falls within the Sui Generis class use, however could be suitable for an alternative mixed use, retaining a commercial element on the ground floor whilst converting the upper floors into residential or HMO accommodation.







Tenure & Price

FREEHOLD £2,300,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held (09/01124/PRMVAR) permitting the sale of alcohol:

Sunday to Wednesday: 10:00 – 01:00

Thursday: 10:00 – 01:30

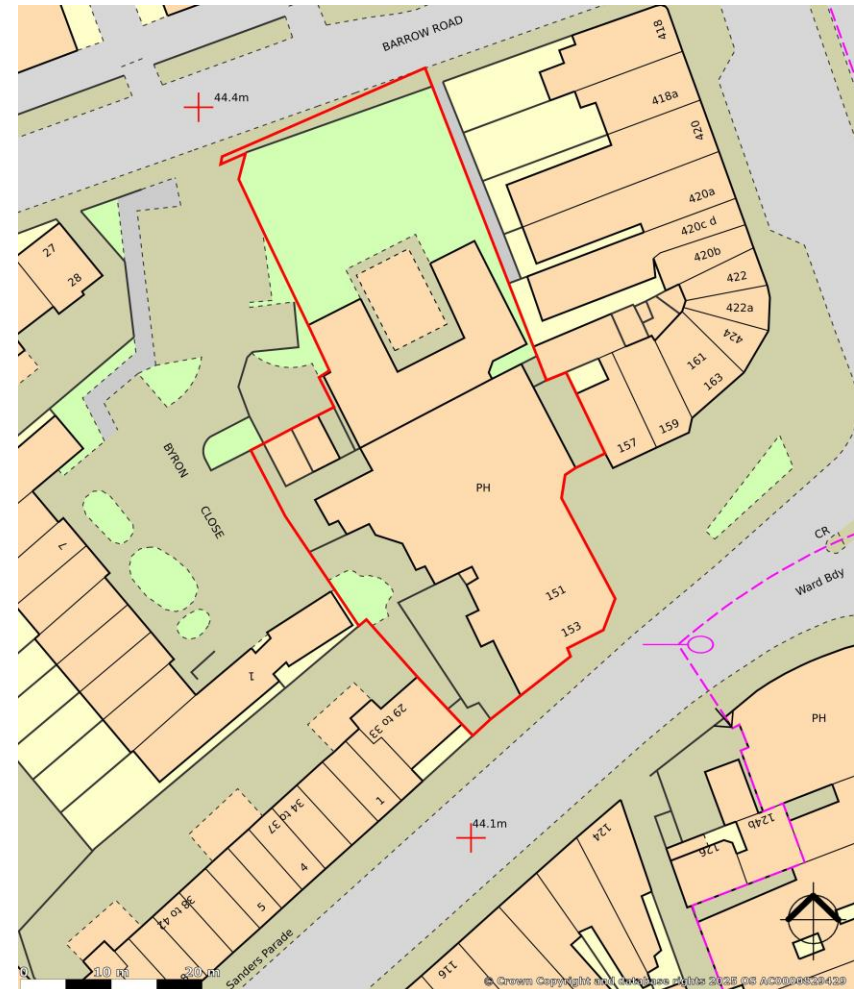
Friday & Saturday: 10:00 – 03:00

Services

All mains services are connected.

Rateable Value: £28,000

Local Authority: London Borough of Lambeth





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