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TAVERNS



ASYLUM TAVERN, PECKHAM

PECKHAM, SE15 2RL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,750

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Asylum Tavern is a prominent three-storey corner public house on Asylum Road in Peckham, just off the Old Kent Road and around three miles south of central London. It's well placed in a high density residential area, offering strong local trade and good passing footfall. Queens Road Peckham Station is just a five-minute walk away, offering convenient Overground and Southern Rail connections to London Bridge and beyond. Additional excellent transport links are available via Peckham Rye Station and the numerous bus routes along Old Kent Road. The area has undergone extensive regeneration and residential development, contributing to a strengthened and more vibrant local demographic.

Pub Layout

Upon entering the pub, guests are welcomed into the main bar area, which offers seating on two sides. To the left, there is a snug-style space featuring benched seating, providing a more intimate area for smaller groups. Towards the rear and to the left-hand side is a dedicated pool and darts area, complete with some fixed seating, making it ideal for sports and social gatherings. The pub is arranged as an essentially two-bar operation, allowing flexibility. Television screens are positioned throughout the pub ensuring good visibility for all areas. To the rear, you will find the ladies' and gents' toilets, conveniently located for easy access.

TRADING STYLE

The pub has been operated by the same licensee for a number of years, serving a loyal and well established customer base. This long-term stability has created a welcoming and familiar atmosphere, with a strong sense of community and consistent local support. Trading has remained steady under the current licensee, who has chosen to keep the offer simple and traditional. The pub is fully wet-led, with no food provision however there is a small selection of back bar snacks available. This straightforward approach has allowed the business to retain its identity as a classic community local, valued by regulars for its relaxed environment and friendly service.

ACCOMODATION

Private Accommodation

The private accommodation consists of living space, kitchen, 5 bedrooms

FINANCIAL

Weekly Rent: £528.85
Estimated Annual Turnover*: £387,764
Security Deposit: £8,750 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,000
Stock: £6,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks

3+ Private Bedrooms

Live Music

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The Asylum has been a mainstay of the local pub scene for many years, offering great potential for the right licensee to build on its established presence. Any prospective licensee will need a strong vision for the pub's future and the ability to see beyond its current setup and décor. A successful relaunch will require close collaboration and a shared refurbishment plan, with investment contributions agreed by both parties before moving forward. Due to the nature of the opportunity and the challenges involved, the Asylum is unlikely to be suitable for a first-time licensee, as experience in managing and repositioning pubs will be a key advantage. The concept offers flexibility, it could remain a traditional pub with a twist or, with the right plan, evolve into something more contemporary and distinctive. Applicants will be expected to visit the pub at least twice, ideally at different trading times and days, and spend time in the local area to understand the trading environment and customer base. To succeed, the new licensee will need to align the offer with the local demographic, broadening the customer base and re-engaging with the surrounding community. This represents a challenging but rewarding turnaround opportunity, with full support provided for the right applicant. The successful licensee will focus on creating a welcoming, community-led atmosphere that attracts both local residents and passing trade, while offering something different from the area's more traditional, value led venues.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.



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