

GALYONS BAR & KITCHEN

BASIN APPROACH, LONDON E16 2QS

SUBSTANTIAL LONG LEASEHOLD OPPORTUNITY FOR SALE ON THE INSTRUCTIONS OF PHILIP ARMSTRONG AND DAVID HUDSON JOINT ADMINISTRATORS OF CORBYN CONSTRUCTION LIMITED (IN ADMINISTRATION)





HIGHLIGHTS INCLUDE:

- Substantial Long Leasehold mixed use investment for sale on the instructions of Philip Armstrong and David Hudson Joint Administrators of Corbyn Construction Limited (in administration)
- Grade II* listed building
- Attractive beer garden
- Large site area of approximately 0.34 Acres (0.14 hectares)
- The basement is let to a gym operator under a yearly rolling licence to a private individual
- Ground floor public house let on a short term lease to Gallions Hotel Limited
- First and second floor comprise of vacant offices extending 5,214 sq.ft (526 sq.m)
- Total rent of £53,200 per annum plus VAT but with the potential to significantly increase once the building is fully let on longer term agreements
- Substantial building extending 12,846 sq.ft (1,193 sq.m) with alternative use potential (STP)
- **We are instructed to invite offers in region of £2,000,000 + VAT, if applicable reflecting a low capital value of £156 per square foot**

LOCATION

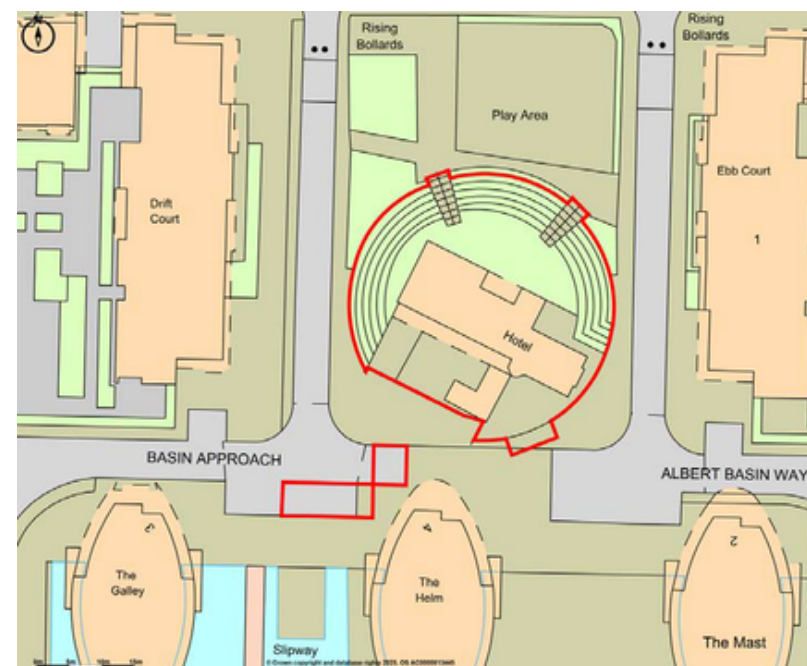
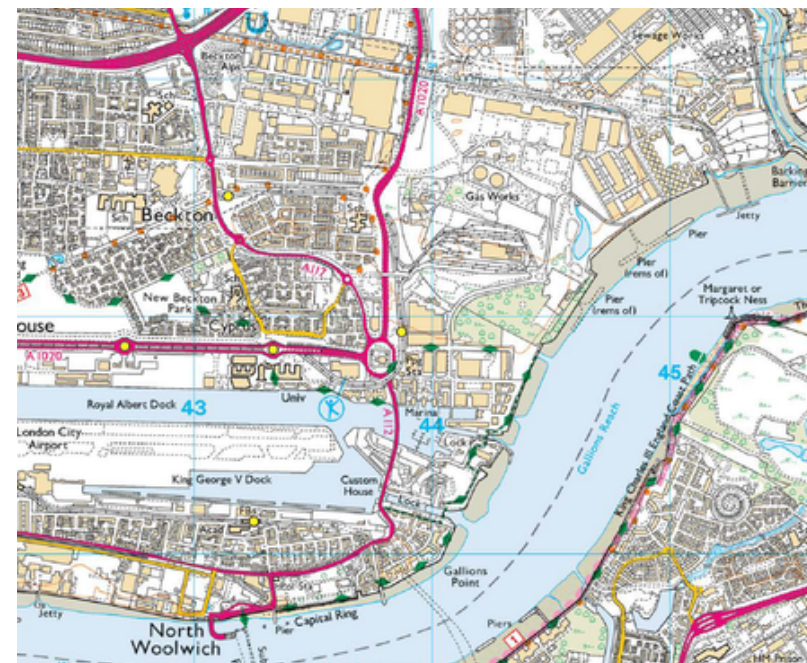
Galyons Bar & Kitchen is located within the Royal Docks area of the London Borough of Newham on the northern bank of the River Thames. It lies approximately 8.5 miles east of central London, 2.9 miles south of Barking, 1.4 miles west of Creekmouth, 1.2 miles north of Woolwich and 3.5 miles east of Poplar.

London City Airport is located 1.0 mile west of the property, which is in the centre of the Royal Albert Wharf redevelopment project, which has delivered 1,059 homes.

The property benefits from excellent transport links, situated 0.2 miles south of Gallions Reach DLR station, which provides convenient access to central London via the Elizabeth Line at Custom House. The property is also well connected by road with Royal Docks Road (forming part of the London Northern Circular) located just 0.1 miles west, which bisects the A13, a major arterial route giving access west to central London and east to the M25 and Essex.

Notable nearby occupiers include Excel London, which attracts four million visitors a year, and the University of East London with a student population of over 40,000.

LINKS



LOCATION



GOOGLE STREET VIEW



DESCRIPTION

Gallyons Bar & Kitchen occupies a prominent position at the centre of the Royal Albert Wharf development, at the centre of an amphitheatre-style depression. It overlooks an outdoor public space with a playground and has frontage on Basin Approach, Gallions Road, and Albert Basin Way, as well as a pedestrian right of way to the rear.

The property, which was built in the 1880's specifically to accommodate Captains and passengers joining the P&O ships that would be berthed nearby, comprises a detached three-storey (above a basement) property with elevations of exposed brick, render and clay tile. In addition, there are several decorative Grade II* listed stucco elements between the first-floor bay windows. The roof consists of a multi-pitch clay tile roof with several dormer windows.

ACCOMMODATION

Ground Floor The ground floor pub provides two trading areas for approximately 90 customers seated, and the ancillary provisions include customer toilets and a lobby to the offices.

First Floor The first floor provides seven office suites, a conference room, reception, staff kitchen and staff toilets.

Second Floor The second floor provides nine office suites, staff kitchen and staff toilets.

Basement The basement provides a gym, massage studios, and changing facilities, along with ancillary provisions including customer toilets, stores, and a trade kitchen for the ground floor pub.

Externally Externally, the property benefits from a substantial beer garden, providing approximately 192 customers seated. The front two-thirds of the building is surrounded by amphitheatre-style steps providing further seating. To the south-west of the property, across Basin Approach, are 8 car parking spaces.



APPROXIMATE FLOOR AREAS

The property has the following gross internal floor areas:

Floor	Use	Sq M	Sq Ft
Basement	Gym	434	4,672
Ground Floor	Bar/Restaurant	234	2,517
First Floor	Office	260	2,517
Second Floor	Office	266	2,697
Total		1,193	12,846

FLOOR PLANS

Floor plans of all levels are available upon request.

TENURE

The property is held on a lease from the Greater London Authority (Title Number TGL361214) for a term of 200 years from 31 March 2003 providing an unexpired term of 177 years. The rent is one peppercorn.

TENANCY

The pub which occupies most of the the ground floor and part of the first floor will be let to Gallions Hotel Limited at a rent of £33,000 per annum, for a term of 12 months. The agreement will be drafted outside of the security of tenure provisions of The Landlord & Tenant Act 1954.

The gym in the basement is occupied under a rolling licence by the existing operator, at a rent of £20,200 plus VAT per annum.

The upper floors are currently vacant and will be sold with vacant possession.

PLANNING

The property is a Grade II* listed building (ref: 1376224). The property is not situated within a Conservation Area.

The local authority overseeing the site is London Borough of Newham, and further information can be found on their website: www.newham.gov.uk

LICENSING

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003 permitting the sale of alcohol at the following times:

- Sunday to Friday: 12:00 - 23:00
- Saturday: 11:00 - 23:00

SERVICE CHARGE

The property is liable for a contribution towards the estate service charge and car parking spaces, equating to 3% of the overall estate costs. The current annual contribution is £20,218.76. We understand that these costs have not historically been recharged to the gym or public house tenants.



EPC

An EPC is in the course of preparation.

TERMS

We are instructed to invite offers in region of £2,000,000 plus VAT, if applicable, for the long leasehold interest which will be sold subject to and with the benefit of the occupational leases which are in place.

MONEY LAUNDERING

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





VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the staff of the two trading businesses. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Paul Breen

07767 873353

pbreen@savills.com

Harry Heffer

07929 085103

harry.heffer@savills.com

IMPORTANT NOTICE

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, images 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.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 23.3.2026

