

NEW
15 YEAR
UNBROKEN
LEASE

onald's

POPEYES

FAMOUS LOUISIANA CHICKEN



POPEYES

GROUND FLOOR

65 ELTHAM HIGH STREET, LONDON SE9 1YS

FREEHOLD INVESTMENT OPPORTUNITY

green&partners



INVESTMENT SUMMARY

- Strategically located on Eltham High Street within the Royal Borough of Greenwich, benefiting from excellent transport links to central London and the wider Southeast.
- Prominent position on a well-established retail pitch, with excellent frontage and high pedestrian footfall, close to key national retailers including McDonalds, Boots, JD Sports, Marks & Spencer, Superdrug, Savers and Holland & Barrett.
- Ground floor and ancillary space extending to approximately 3,988 sq. ft, providing a well-proportioned unit arranged for restaurant use.
- Entire ground floor let on a new 15-year FR&I lease to PLK Chicken UK Ltd (trading as Popeyes), at £95,000 per annum subject to upward only rent reviews in 2030 & 2035..
- The Popeyes brand operates 100 locations across the UK as of November 2025. The tenant forms part of the global Restaurant Brands International group, a well-known QSR brand which operates over 32,000 restaurants worldwide, offering strong long-term covenant strength.
- Held Freehold;
- Total Income: £95,125 per annum, inclusive of residential ground rent income.

Seeking offers in excess of £1,425,000

(One Million Four Hundred and Twenty Five Thousand Pounds) subject to contract and exclusive of VAT.

Reflecting a **Net Initial Yield of 6.29%**, allowing for graduated purchaser's costs of 6.06%.

LOCATION

Eltham is a well-connected and affluent suburb in southeast London, located within the Royal Borough of Greenwich. Positioned in the south of the borough, Eltham benefits from strong transport links and convenient access to central London and the wider Southeast. The town is situated between the A2 and A20, with direct road access to east London via the Blackwall Tunnel and to Kent via the Dartford Tunnel.

Eltham station provides frequent rail services to central London, with journey times of approximately 20 minutes to London Bridge and around 30 minutes to London Charing Cross. Additional services operate to Cannon Street, Victoria and key destinations across southeast London and north Kent. Further connectivity is available from nearby Mottingham and New Eltham stations.

Eltham is located approximately 7 miles from London City Airport, with London Stansted Airport around 37 miles away, offering extensive international connections.

Map for indicative purposes only



DEMOGRAPHICS

96,000 people

within the Eltham Primary
Retail Market Area

Wider Consumer
Base of around

150,000 people

A moderately above-average
proportion of working-age
adults within the affluent

AB social group

Retail PROMIS average
recorded growth between

**Q4 2023 and
Q4 2024**

Significantly above-average projected

population growth

across the Retail Market Area
between 2024 and 2029

Planned town centre development
totalling approximately

460,000 sq ft

of floorspace

RETAILING IN ELTHAM

The prime retail area in Eltham is compact and centred around Eltham High Street and Eltham Village, which together form the main shopping core. Total retail floorspace is approximately 0.46 million sq. ft, reflecting a concentrated and focused retail offer.

Key occupiers within the prime pitch include Marks & Spencer, TK Maxx, Argos and Sports Direct.

Eltham benefits from a varied food, beverage and leisure offer, with a range of cafés and restaurants, a monthly farmers' market at Passey Place, and the Vue Cinema, all contributing to strong footfall and a vibrant town centre environment.

MARKS &
SPENCER

**SPORTS
DIRECT**

TKmaxx

Argos

SITUATION AND DESCRIPTION

65 Eltham High Street occupies a prominent position on the High Street, within the heart of Eltham town centre, benefiting from strong pedestrian footfall. Nearby occupiers include McDonalds Marks & Spencer, Superdrug, and Holland & Barrett.

The attractive period property provides a well-proportioned ground floor retail unit with a frontage onto Eltham High Street, offering excellent visibility.

The upper floors have been sold as residential accommodation under a 125-year lease from 2013, with a nominal rent of £125 per annum.



ACCOMMODATION

The premises are arranged as a ground floor restaurant, providing the following approximate net internal areas:

DESCRIPTION	NIA (sq ft)	NIA (sq m)
Ground Floor	3,988	371
Ground Floor ITZA	1,426 Units	

The upper floors have been sold as residential accommodation.



TENANCY

The property is let to PLK Chicken UK Ltd (company number 13135583) on a full repairing and insuring lease for a term of 15 years from 25 July 2025, expiring 24 July 2040. The current rent is £47,500 per annum for the initial 12 months and 11 days from 25 October 2025, increasing to £95,000 per annum thereafter, subject to five-yearly rent reviews on 14 July 2030 and 14 July 2035.

The lease has an unexpired term of approximately 14.5 years, reflecting PLK Chicken's long-term commitment to the site.

The upper floors have been sold as residential accommodation under a 125-year lease from 2013, with a nominal rent of £125 per annum.

Total Income of £95,125 per annum.

TENURE

Freehold

COVENANT

The property is let to PLK Chicken UK Ltd (13135583)

PLK Chicken UK Ltd, trading as ‘Popeyes’, is an American multi-national chain of fried chicken fast-food chain. The first UK branch opened on 20 November 2021 at the Stratford Westfield shopping centre in East London and now has 100 locations as of November 2025.

The Popeyes brand is owned by Restaurant Brands International (RBI), one of the world’s largest quick-service restaurant (QSR) companies nearly \$45 billion in annual system-wide sales and over 32,000 restaurants in more than 120 countries. Founded in Vienna, Austria in 2001, RBI owns four of the most recognisable QSR brands: Popeyes, Tim Hortons, Burger King, and Firehouse Subs.

PLK Chicken UK Ltd is a wholly owned subsidiary of PLK Venture UK Ltd, whose ultimate parent company is Palais Elstein Beteiligungs GmbH.

PLK Chicken UK Ltd latest financial account summarised below:

FINANCIAL YEAR ENDING	TURNOVER	PROFIT BEFORE TAX (LOSS)	NET ASSETS
31 December 2024	£118,857	(£4,136,000)	(£690,000)
31 December 2023	£58,123,056	(£9,400,000)	£3,445,912
31 December 2022	£15,056,674	(£4,140,690)	£2,845,330



EPC

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VAT

The property has been elected for VAT and is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



PROPOSAL

Seeking offers in excess of
£1,425,000

(One Million Four Hundred and Twenty Five Thousand Pounds) subject to contract and exclusive of VAT. Reflecting a **Net Initial Yield of 6.29%**, allowing for graduated purchaser's costs of 6.06%.

CONTACT

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MISREPRESENTATION ACT 1967. The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. **105754. February 2026. wearetcc.co.uk**