



**FOR SALE**

**545 RICHMOND ST, LONDON**

**\$499,000**

**\$10,000 Gross Rent**

**7,350 Sq Ft**

**Licensed Nightclub**

## AURA COCKTAIL NIGHTCLUB

Licensed nightclub opportunity in the heart of downtown London on Richmond Street. Aura Cocktail Nightclub is a well-known and successful venue with a total of 7,350 sq ft of space. The layout includes a large dance floor, multiple bars, extensive VIP and bottle-service areas, and a patio, along with premium sound and lighting systems and a dedicated DJ booth.

The lease is exceptional with gross rent of only \$10,000 including TMI and a long term remaining. This licensed venue accommodates 575 guests inside plus an additional 91 on the patio, making it ideal for high-volume nightlife operations and special events.

Available in turnkey condition and offered with training to assist in rebranding to your own concept or franchise. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.



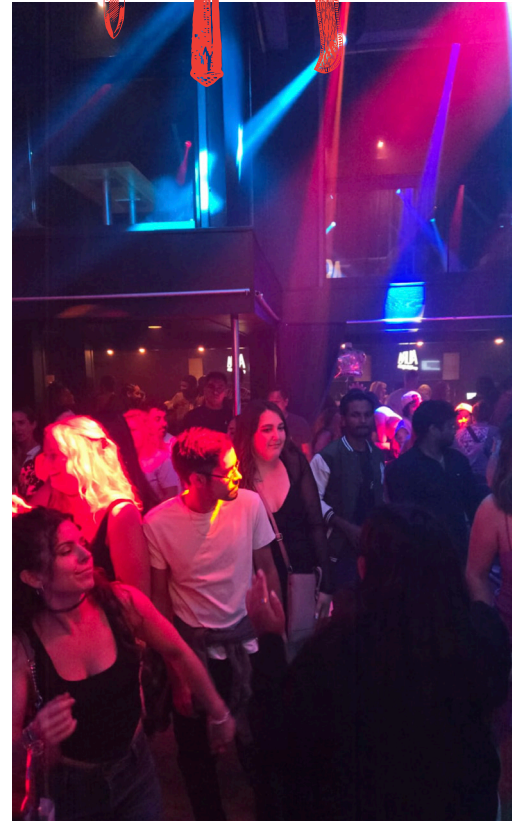
**RYAN EARL, Broker and Founder**

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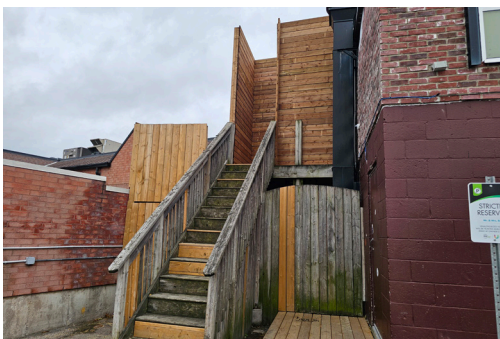
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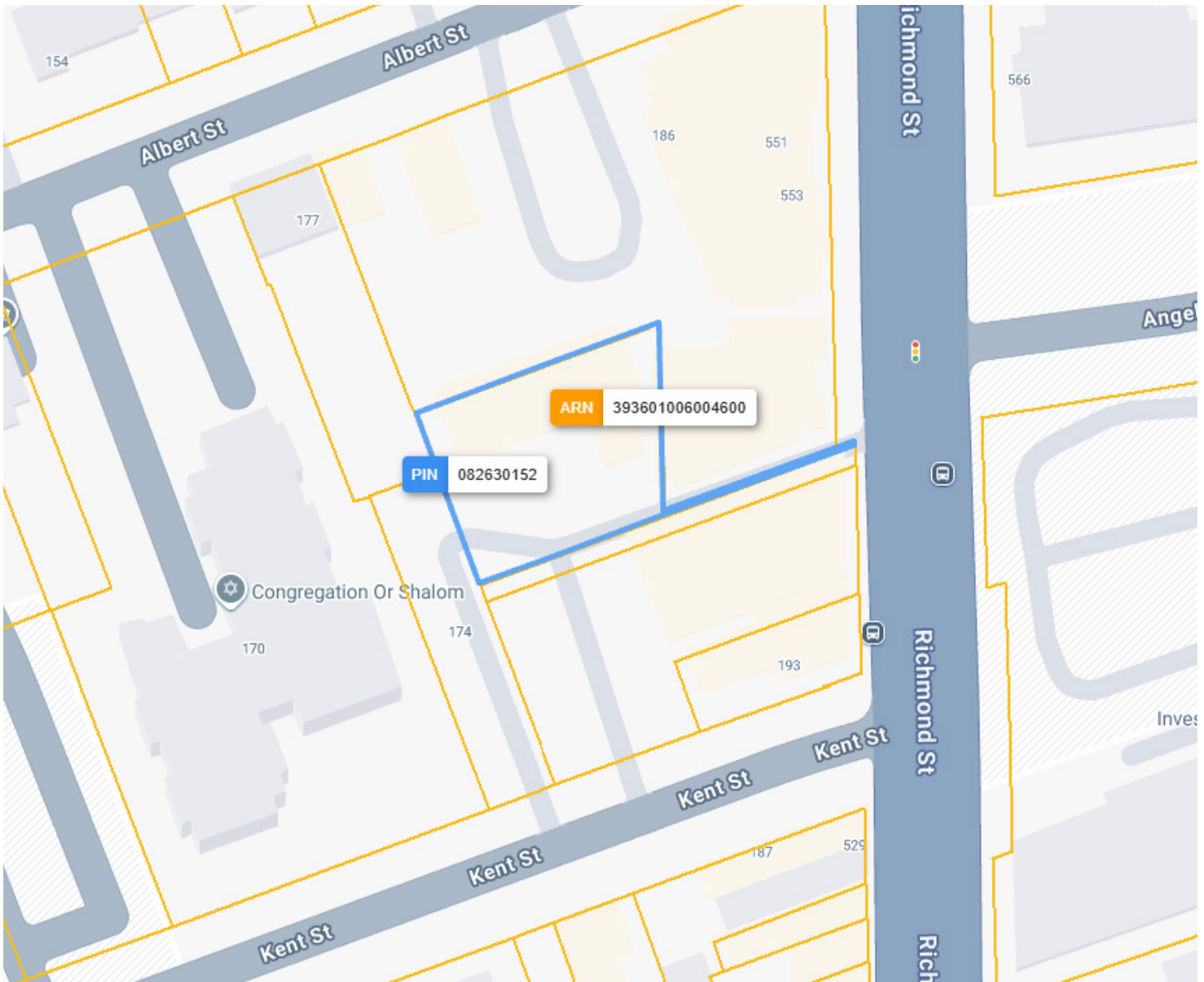
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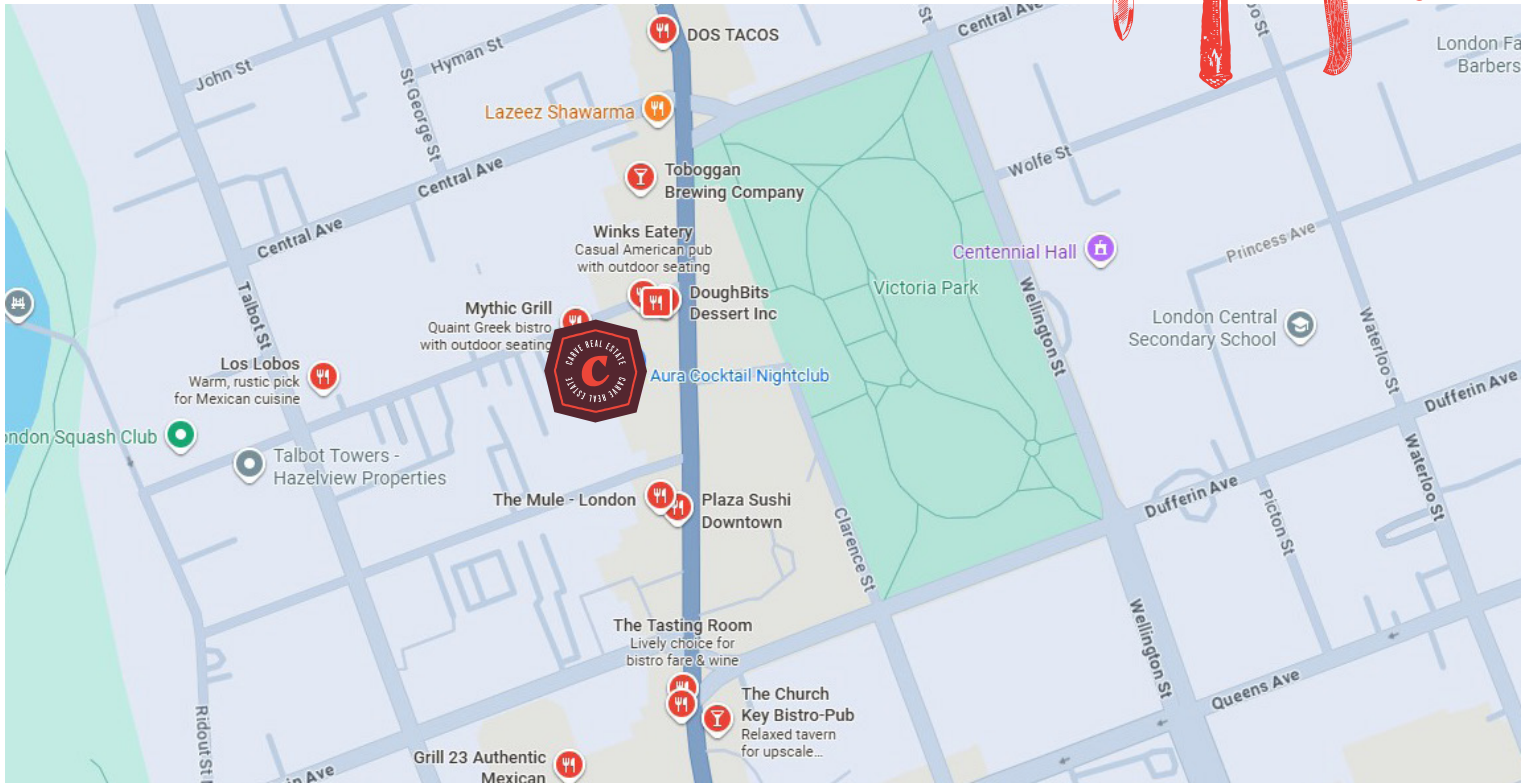


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## BUILDING DETAILS

Unique stand-alone nightlife venue located on Richmond Row, surrounded by the busiest bars and restaurants in the area. This property offers a rare opportunity with excellent visibility and presence in one of London's top entertainment corridors. The layout and architectural design are perfectly suited for a nightclub, featuring tall ceilings and multiple levels for different parties and events.

The space has been fully improved with new leaseholds, upgraded systems, and top-tier nightclub-specific chattels. It includes a prep kitchen with walk-ins and the potential to add a full commercial hood or convection equipment to expand into a broader food program. 200-amp 3-phase power is in place to support high-demand nightlife operations.

Parking includes four private spaces plus access to a major municipal lot. This is an exceptional turnkey opportunity for nightlife operators seeking a premium location with modern infrastructure and a flexible layout to accommodate various concepts.

### LOT SIZE

#### Frontage:

97.06 ft along Richmond St

#### Depth:

Approximately 133.69 ft

#### Perimeter:

636.48 ft

#### Dimensions:

133.69 ft x 93.85 ft x 206.16 ft x  
2.11 ft x 104.53 ft x 97.06 ft

#### Size:

11,248.28 ft<sup>2</sup> (0.258 ac)

#### Lot Measurement Accuracy:

LOW



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