

EXCELLENTLY FITTED ESTABLISHED BAR & RESTAURANT
LEASE FOR SALE (4,762 SQ FT / 442 SQ M)
CONFIDENTIAL DISPOSAL - STAFF UNAWARE



LONDON, EC2

LOCATION The venue is located in the Bank district of The City of London.

DESCRIPTION Since being established nearly a decade ago, this establishment has built a solid reputation and trade. It is excellently fitted, having been refurbished at the start of 2018 and is arranged over the ground floor and basement with the following approximate GIAs:

Basement	1,630 ft ² / 151 m ²
Ground	3,132 ft ² / 291 m ²
Total	4,762 ft² / 442 m²
Basement Courtyard	182 ft ² / 17 m ²

PREMISES LICENCE The premises are licensed for alcohol sales on or off the premises, live music, recorded music, provision dance, late night refreshment all with a terminal hour of 3 am, 7 days a week.

BUSINESS RATES The VOA website advises that the current rateable Value is £165,000 which at 49.8p in the £ gives rises to rates payable of approximately £82,170 for 2018 / 19, excluding supplements. The rateable value is currently under appeal.

TENURE The property is held on a 25 year effective fully repairing and insuring lease from March 2009 and incorporates 5 yearly rent reviews. An outside area is held on a co-terminus lease and the combined rent is £134,000 per annum exclusive.

PRICE Our clients are seeking premium offers in excess of £500,000 subject to contract, for their lease, licence and all fixtures & fittings.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

THIS IS AN EXTREMELY CONFIDENTIAL DISPOSAL AND FOR FURTHER INFORMATION PLEASE CONTACT:

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