



### QUEENS HEAD, 8 FLAMBOROUGH STREET, LIMEHOUSE, LONDON, E14 7LS

- Delightful public house overlooking residential square.
- Splendid history once hosting the Queen Mother and it is the pub upon which the Queen Vic in EastEnders is based.
- Two bars with central servery and substantial domestic accommodation above.
- Available as either;  
**A long leasehold interest of 120 years at a peppercorn rent**  
**Or**  
**A new 20-year lease free of all ties.**

**OFFERS INVITED** – (it is understood the property is elected for VAT)

**SUBJECT TO CONTRACT** sole selling/letting agents

LONF554

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## Location

The property is situated on the north east corner of York Square in the popular district of Limehouse, in an area administered by the London Borough of Tower Hamlets. The property fronts Flamborough Road at its junction with Chaseley Street. The immediate area comprises mid-late Victorian style dwellings which are densely populated. Commercial Road (A13) and Limehouse Station (DLR) is circa 0.1 miles to the south.

A location plan is attached.

## Description

An attractive period property of three storeys above basement with a single storey extension to the rear. Parapet wall with dormer windows above. Small trade yard to rear.

Internally the bar is laid out in two sections with a central interconnecting servery and ladies and gentlemen's customer toilets.

<b>First Floor</b>	Manager's accommodation with living room, double bedroom, kitchen and toilet. Separate access from street level.
<b>Second Floor</b>	Bathroom and four double bedrooms.
<b>Basement</b>	Chilled beer store and further storage.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From informal enquiry of The London Borough Tower Hamlets, it is understood that the property has a Premises Licence permitting the sale of alcohol Monday to Sunday from 11:00am until Midnight.

## Planning

From enquiry of The London Borough Tower Hamlets, we have been advised that the property is Grade II listed and is situated within York Square Conservation Area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £9,250.

## Opportunity

### Option 1

The whole property on a long leasehold interest, until 2138 at a peppercorn rent, without review. Premium offers invited.

### Option 2

A new 20-year lease on a free of tie basis with rent reviews to open market value or indexation every five years. The permitted use will be as a public house and premises. The lease will be excluded from protection under the Landlord and Tenant Act 1954. Rental offers invited.

### Basis of Sale

Offers are invited for either Opinion 1 or Option 2.

### Viewing

Neither staff nor customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

The following open viewing session has been arranged for:-

**Wednesday 6<sup>th</sup> June from 10.30am until 11.30am**

For further information please contact James Grimes or Annabel Magnay on – Tel: 020 7836 7826 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) / [annabel.magnay@agg.uk.com](mailto:annabel.magnay@agg.uk.com)

### EPC

An EPC report has been commissioned and will be made available upon request.



Source: Google Maps. Not to scale - Provided for indicative purposes only.