



Public House - TO LET
— Spitalfields, London, E1 —

Location

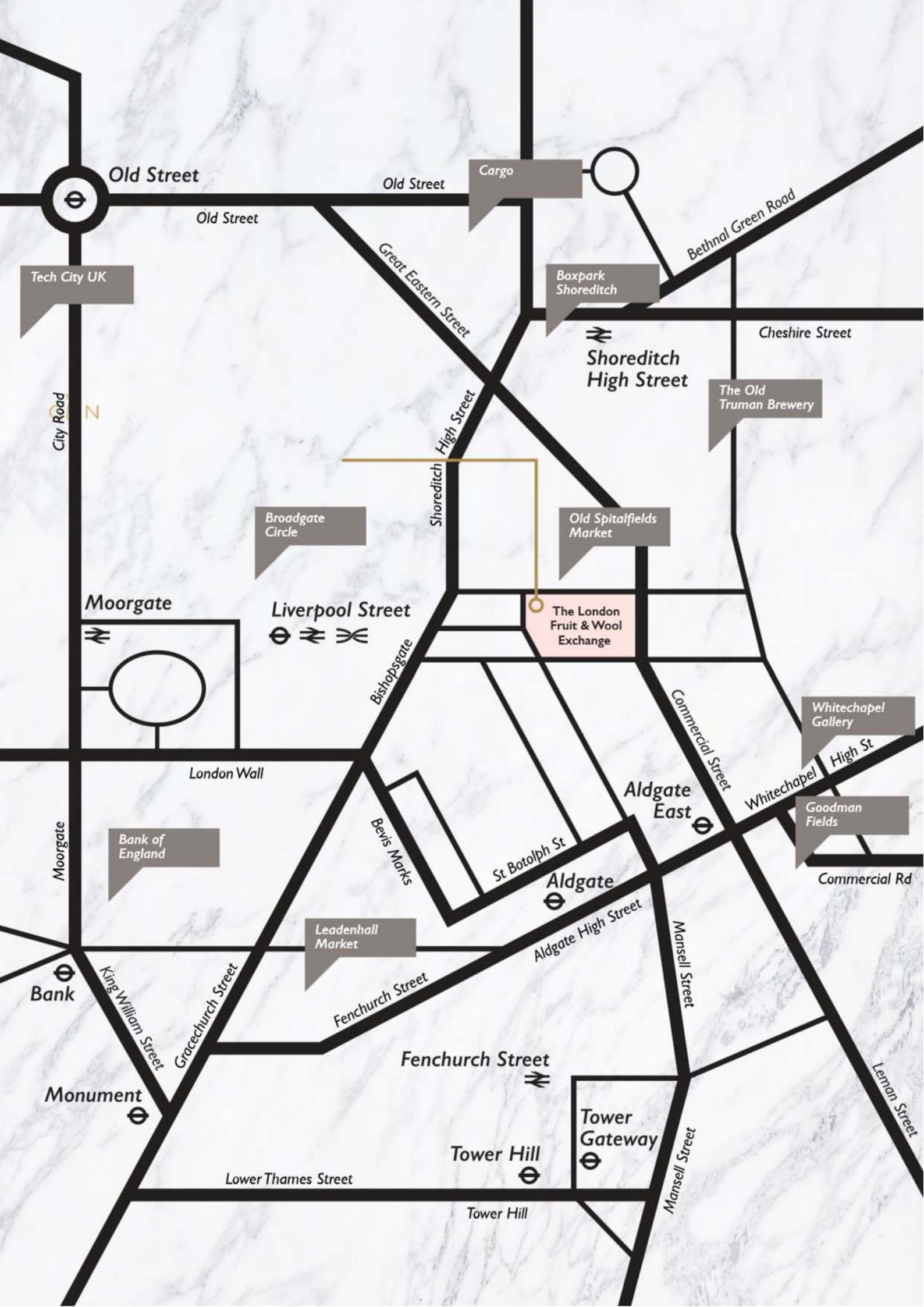
Adjoining the north easterly edge of the City of London, the immediate area is famed for being a destination bar, restaurant and leisure district servicing both the City workforce and tourists.

The re-developed pub occupies a prime position on the corner of Brushfield Street and Crispin Street, directly opposite Old Spitalfields Market.

The building is minutes from Liverpool Street Station.

- One of the very best public houses new letting opportunities to come to the market in recent years
- Undoubted prime location opposite Spitalfields Market
- New development on famous public house site
- Substantial landlord investment available to refurbish shell space into two fully fitted floors
- Rental offers are being sought





The re-developed London Fruit & Wool Exchange, this landmark building will create 260,000 sq ft of office and 40,000 sq ft of retail in historic Spitalfields.

Find further information at:
www.exemplar.co.uk/property/london-fruit-wool-exchange/



Description

The public house forms the ground floor and basement parts of a large, $\frac{1}{2}$ storey landmark building redevelopment due for completion in early 2018. It will maintain the original historic facade from 1929.

The building consists of offices above mixed use on the ground floor and basement. A pedestrian route through the centre of the building traverses open space within the mixed-use development, thus increasing the permeability for the surrounding occupiers.

The Gun

'Blank canvas' opportunity for pub and bar operators.

Total Gross Internal Area approx. 420 sq m (4,500 sq ft) over two floors.



CGI Copyright @ exemplar

London's oldest market, Spitalfields is now a seven-days-a-week destination. Offering original designers, surprising finds both contemporary and vintage.







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Liverpool Street Station is circa 250m to the west and currently serves 57 million users per annum. This is set to increase substantially once the new Elizabeth Line (Crossrail) opens in late 2018.



Licensing

The Premises Licence permits the sale of alcohol from 11:00am until 11:00pm on Monday to Thursday, from 11:00am until 11:30pm on Friday and Saturday and from noon until 10:30pm on Sunday.

Planning

From enquiry of the London Borough of Tower Hamlets, it is understood that the property is not listed. It is situated within the Fournier Conservation Area.

Rateable Value

The premises will need to be reassessed for business rates once it is open and trading. The property was historically entered into the Rating List as a Public House and Premises and had a Rateable Value of £100,000.

The Lease

The ground floor and basement public house is being offered by way of a new 15 year full repairing and insuring lease. It will be tied for ; beers, ciders, alcopops and minerals only. The landlord will offer a discount of £175 per brewer's barrel on its own products and a discount of £25 per barrel is offered on all other products, (a full price list is available upon request). Rent reviews will be to 'open market value' every $\frac{1}{5}$ years. The lease will be nonassignable within the $\frac{1}{5}$ st two years of the term, with the permitted use being as a public house and premises. The lease will be not be renewable and will be contracted outside of the security of tenure provisions (sections 24–28) of the Landlord & Tenant Act 1954 (Part II).

Guide rent

Seeking rental offers in the region of £175,000 pa (exclusive).

Subject to Contract

Viewings

The following open viewing sessions have been arranged:-

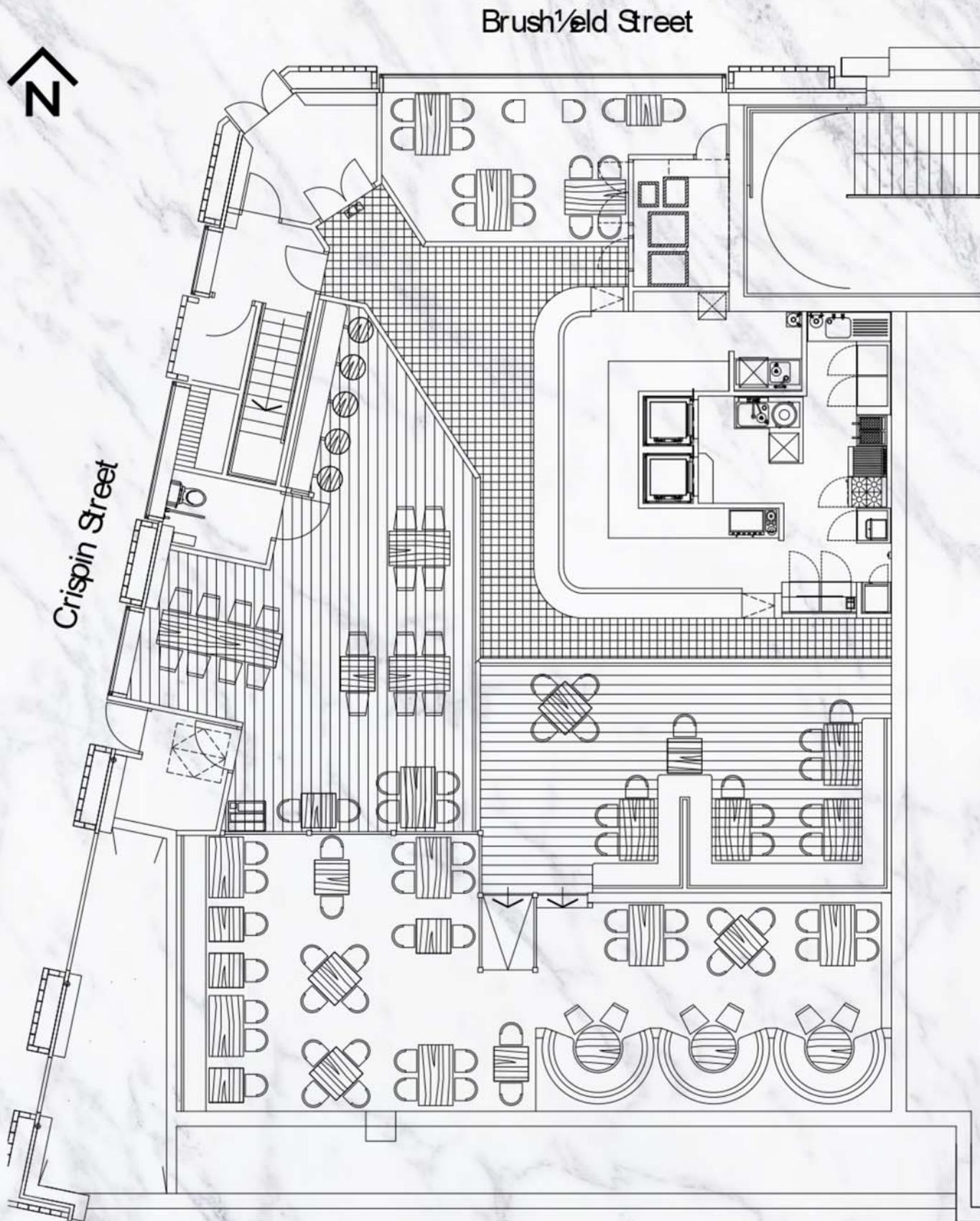
10.30am until 11.30am Friday 13th October
10.30am until 11.30am Wednesday 18th October
10.30am until 11.30am Thursday 26th October

Closing date for offers is set for Monday 30th October 2017

Please contact AG&G to obtain a bid proforma.

Ground Floor

Approximately 280 sq m (3,000 sq ft)



Not to scale. For indicative purposes only.

Basement

Approximately 140 sq m (1,500 sq ft)



Not to scale. For indicative purposes only.

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Contact

For further information please contact AG&G

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AG&G

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NB: The floor areas set out are approximate and are for guidance purposes only and no reliance should be placed on this when making any offer to let the premises. For the avoidance of doubt AG&G Chartered Surveyors will not be liable for any losses arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if it wishes to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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