

## CLERKENWELL – BAR/RESTAURANT WITH OUTDOOR TRADE AREA

**ARTISAN, 53 ST JOHN'S SQUARE, CLERKENWELL, LONDON, EC1V 4JL**

(Historic Photograph)

- Approximately 300 metres north of Farringdon Station.
- Located just off Clerkenwell Road and faces onto attractive square.
- Ground floor, mezzanine and basement of a five-storey office building.
- Fully fitted premises with trade kitchen and extraction.
- Total gross internal area approx. 380 sq m (4,090 sq ft).
- Outdoor trade area with 21 permitted covers (pavement licence)
- May suit alternative uses (subject to obtaining necessary consents).

[STREET VIEW](#)
**LEASEHOLD – OFFERS INVITED****AVAILABLE BY WAY OF A LEASEHOLD ASSIGNMENT OR A NEW SUB LEASE****SUBJECT TO CONTRACT – sole selling/letting agent**

LonL545

**8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com****Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS**

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.

## Location

The property lies within an area administered by the London Borough of Islington and fronts onto the attractive St John's Square. It lies just off Clerkenwell Road (A5201) and is surrounded by a mixture of uses which include:- offices, hotels, bars, restaurants, shops and residential accommodation. St John's Priory Church lies opposite. The City of London (Bank Station) is less than one and a half kilometres (one mile) to the south east.

Farringdon Station (Thames Link Railway Services, Circle Line, Hammersmith & City Line, Metropolitan Line and future Cross Rail Services) lies approximately 300 metres to the south.

A location plan is attached.

## Description

The premises occupy the ground floor, mezzanine and basement of a modern five storey office building. The ground floor benefits from good floor to ceiling height of circa 5 metres. The outdoor trading area has 21 permitted covers by way of a pavement licence from the local authority.

Internally, the accommodation can be summarised as follows:-

Ground Floor	Predominantly open plan "L" shaped trade area decorated in a contemporary style, fitted with a single bar servery, part tiled and part timber flooring, trade kitchen and disabled wc.
Mezzanine	Open plan trade area, benefiting from good levels of natural daylight.
Basement	Cold beer store, a set of customer and female wc's and various ancillary storage areas.

A set of floor plans are attached.

We have been advised that the property has the following approximate gross internal floor areas:-

<b>Ground Floor</b>	212 sq m (2,280 sq ft)
<b>Mezzanine</b>	51 sq m ( 550 sq ft)
<b>Basement</b>	117 sq m (1,260 sq ft)
<b>Total</b>	380 sq m (4,088 sq ft)

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

## Services

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

## Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 7:30am until midnight on Monday to Saturday and from 10:00am until 10:30pm on Sunday.

## Planning

From enquiry of the London Borough of Islington, the property is not listed by English Heritage as being of Special Architectural or Historical Interest and nor does it lie within a conservation area. We have been advised that the property can be used for both 'pub/bar' drinking establishment and 'restaurant' uses.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £99,500.

## The Lease

Held by way of a 25 year free-of-tie lease dated 28<sup>th</sup> November 2003, expiring November 2028. The rent passing is £120,000 per annum (exclusive). The next rent review will be in November 2023.

## Basis of Sale or Sub-Letting

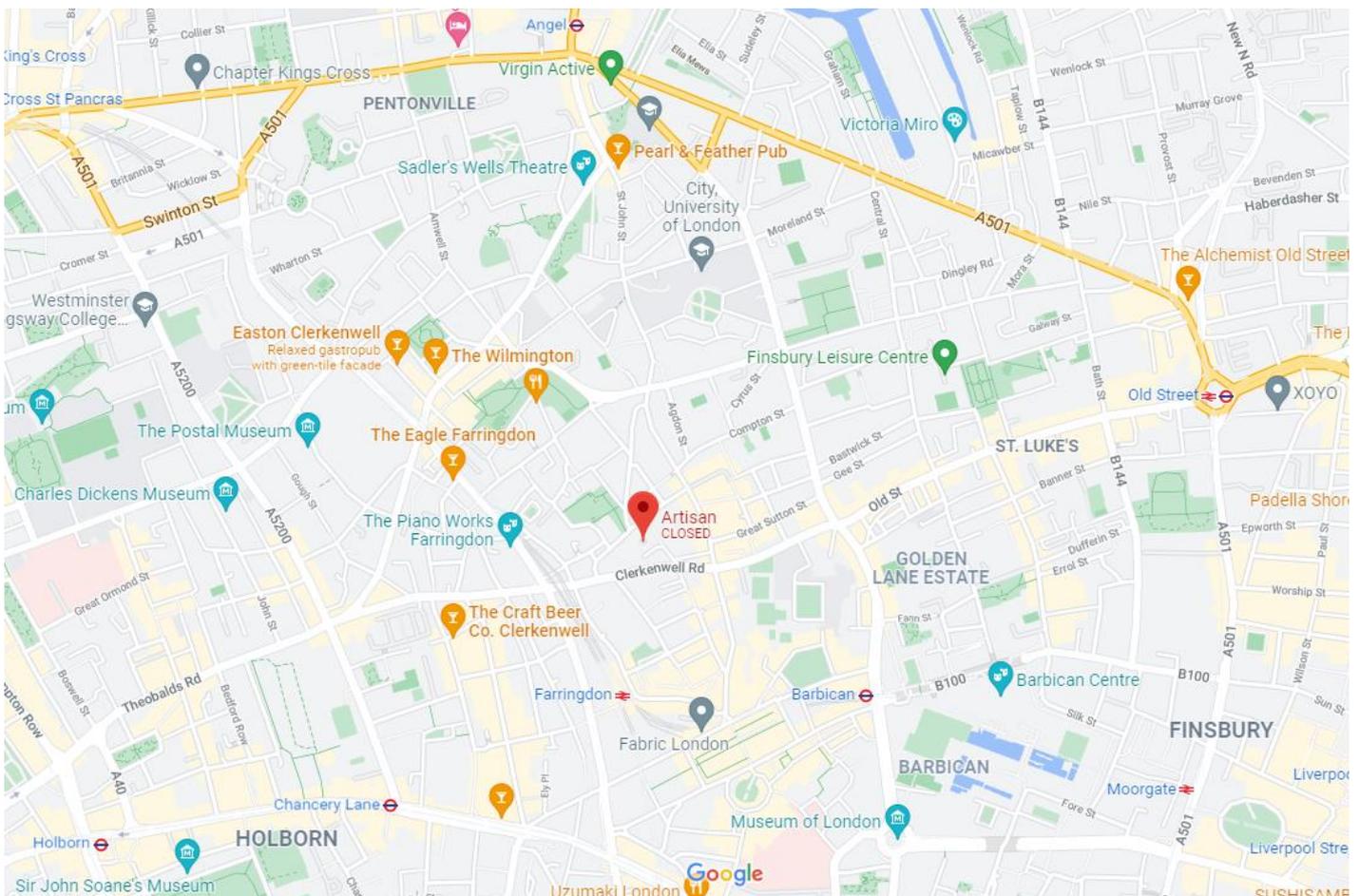
Our client is inviting premium offers for the leasehold interest expiring November 2028 with vacant possession upon completion. Please be aware that the business is currently closed.

Alternatively, our client will consider sub-letting the property on a new sub-lease expiring 2028 with all terms to be agreed.

## Further Information & Viewings

For further information or to organise a viewing, please contact either James Grimes or Panayiotis Themistocli on tel. 020 7836 7826 or email [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) or [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## Location Plan



Google Maps. Not to scale - Provided for indicative purposes

## EPC

An EPC has been requested and will be made available shortly.