

GROUND FLOOR & BASEMENT PUB TO LET

WHITECHAPEL, E1



BAR LOCKS, 21 WHITE CHURCH LANE, WHITECHAPEL, LONDON, E1 7QR

- Popular location just off Whitechapel High Street.
- Attractive corner period property.
- Free-of-Tie Lease, new lease available.
- Partially fitted with bar servery and customer wc's at ground floor.

NEW LEASE – NIL PREMIUM

RENTAL OFFERS INVITED IN EXCESS OF £50000 PER ANNUM (All terms to be negotiated)

SUBJECT TO CONTRACT – Sole letting agent

LonL594

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Location

The pub lies within an area administered by the London Borough of Tower Hamlets and fronts White Church Lane at its junction with Manningtree Street. It is surrounded by a mixture of medium and high rise properties providing both residential and commercial uses. A recently developed 20+ storey hotel lies opposite. This site is situated on the fringes of the City of London and White Church Lane lies almost equidistant between Whitechapel High Street (A11) to the north and Commercial Road (A13) to the south.

The nearest Underground Station is Aldgate East which lies approximately 200 metres to the west, providing access to both the Hammersmith & City and District Lines. Liverpool Street Railway and Underground Stations are located circa 800 metres to the north west and Whitechapel Station (Hammersmith & City, District, London Overground and the newly opened Elizabeth Line) lies less than 650 metres to the north east.

A location plan is attached.

Description

An imposing corner period property built over part basement beneath a mansard roof.

The accommodation can be summarised as follows:-

Ground Floor	Open plan trading area fitted with a single bar servery and a set of customer wc's.
Basement	Cold beer store and ancillary storage area.

A set of indicative floor plans and a site plan are attached.

Services

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

Licensing

The property historically held a Premises Licence permitting the sale of alcohol from noon until 10:30pm on Sunday and from 11:00am until 11:00pm on Monday to Saturday. A new letting to a pub operator will be subject to a new premises licence being obtained.

Planning

We have been advised by the London Borough of Tower Hamlets that the property is not listed by English Heritage as being of Special Architectural or Historical interest and nor is it situated within a conservation area. The building is locally listed and the site falls within an area of Archaeological Importance.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £22,100.

Basis of Letting

Seeking rental offers from pub operators in excess of £50,000 per annum plus VAT for a new free-of-tie lease of the ground floor and basement lock-up only (subject to obtaining the necessary consents).

Further Information & Viewings

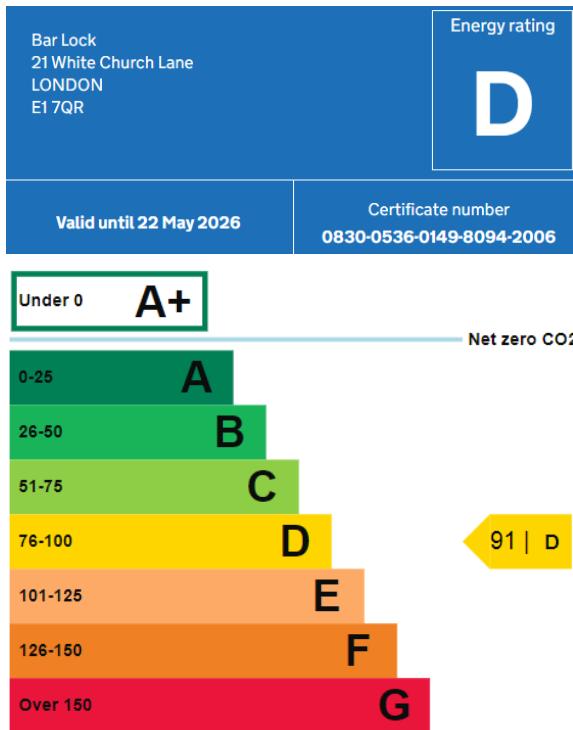
The business is currently closed and vacant. Interested parties are encouraged to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocil on either tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

Money Laundering

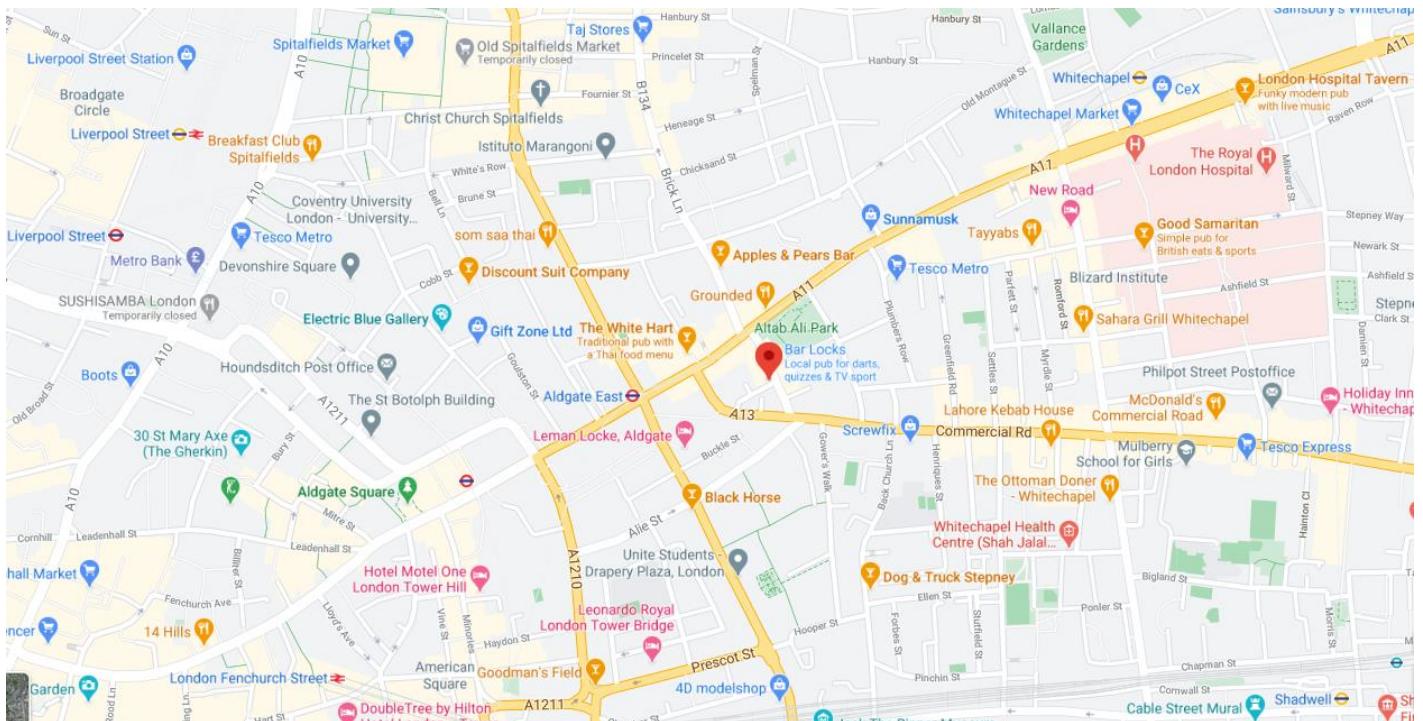
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

EPC

EPC Rating "D" 91 – extract below.

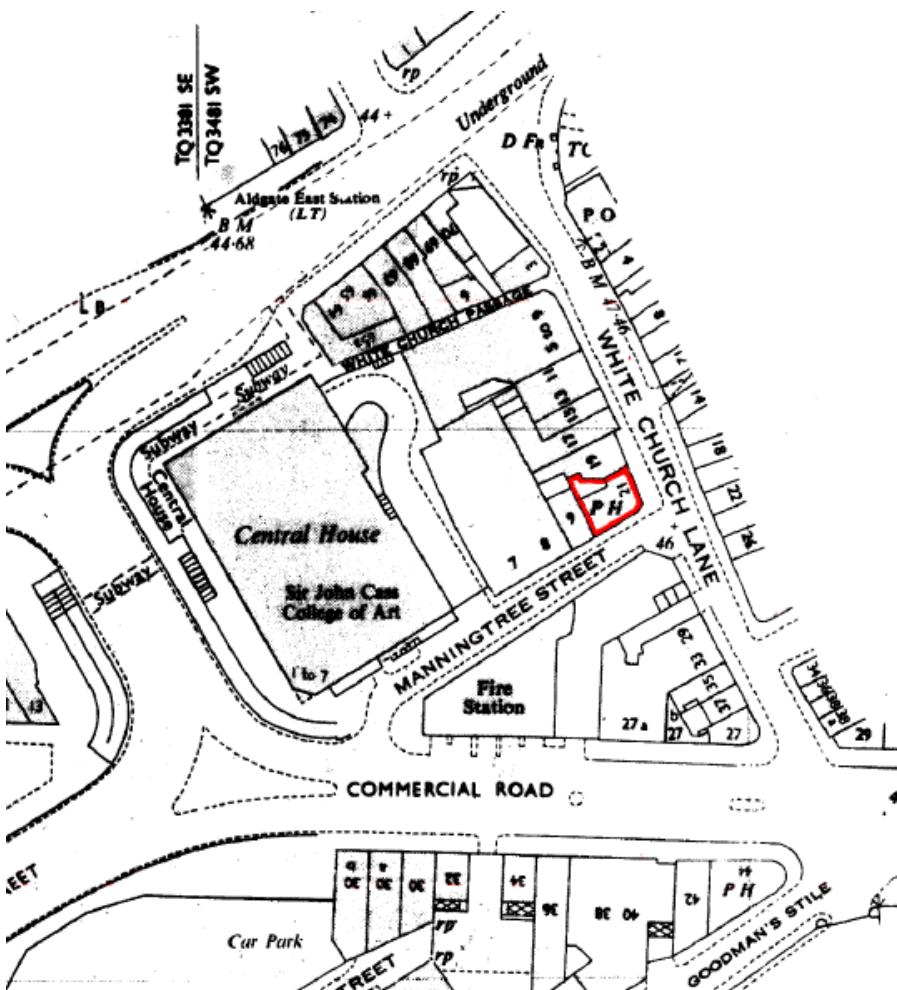


Location Plan



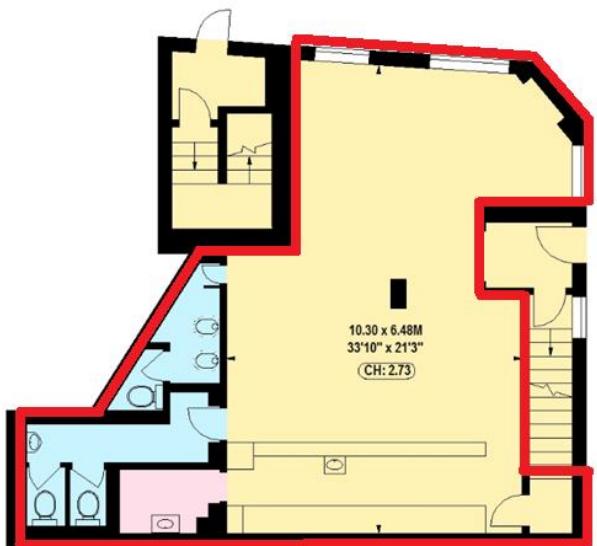
Google Maps. Not to scale - Provided for indicative purposes

Site Plan

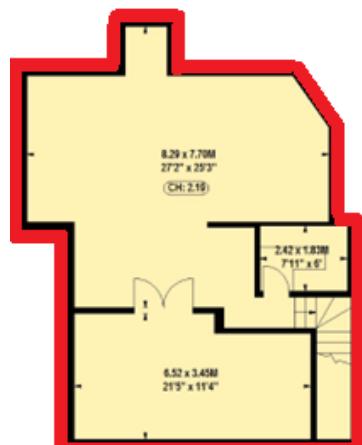


Source: HM Land Registry. Not to scale - provided for indicative purposes only.

Floor Plans



Ground floor



Basement

Not to scale - provided for indicative purposes only.

(CH = Ceiling Height in metres)