

# AG&G

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## THE DUKE, WC1

## LEASE FOR SALE



### DUKE PH, 7 ROGER STREET, LONDON, WC1N 2PB

- Centrally located between Clerkenwell and Bloomsbury.
- Bar, dining room, function room.
- Late licensing at the weekend.
- Crica 14 year lease.
- Free of tie.
- Effectively two one bedroomed flats.

**LEASE FOR SALE** – Fully fitted and equipped

**OFFERS** – Offers over £100,000

**SUBJECT TO CONTRACT** – Sole selling agents

LONL567

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## Location

Just north of Theobalds Road and east of Russell Square, the nearest Underground is Russell Square, approximately 550 metres to the west. Kings Cross is 970 metres north and Covent Garden just over a kilometre to the south west.

## Description

A corner sited property occupying four storeys over basement. The ground floor bar area operates off a single servery, linking through to the dining room off which are the ladies WCs. The trade kitchen is at first floor level, with a food hoist to the dining room there also a small office. The second floor comprises a one bedroomed flat. The third floor comprises a self-contained lounge, living room and bedroom. The basement comprises male WCs, a function room, along with cellarage/storage.

The accommodation can be summarised as follows:

Ground floor	Bar area and dining room, ladies WC
Basement	Trade room, male WCs, cellarage/storage
First floor	Kitchen and office
Second floor	Bedroom, kitchen/diner, shower, WC
Third floor	Bedroom, living room, bathroom

## Services

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

## Licensing

From enquiry of the London Borough of Camden it is understood the property has a Premises Licence permitting the sale of alcohol from 10:00am until 11.00pm Sunday to Thursday and from 10:00am until 1:00am Friday & Saturday.

## Planning

From enquiry of the London Borough of Camden it has been established that the property is Listed Grade II and falls within the Bloomsbury Conservation Area.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and with a Rateable Value of £24,000.

## Tenure

The property is held under the terms of a full repairing and insuring lease expiring in 2036, at the time of drafting having approximately 14 years unexpired. The occupier at the lease expiry point should have strong statutory renewal prospects given the tenure structure and the pub being listed. The rent payable is £57,000 per annum. A deposit of £14,250 is held by the landlord. A copy of the lease is available upon request.

## EPC

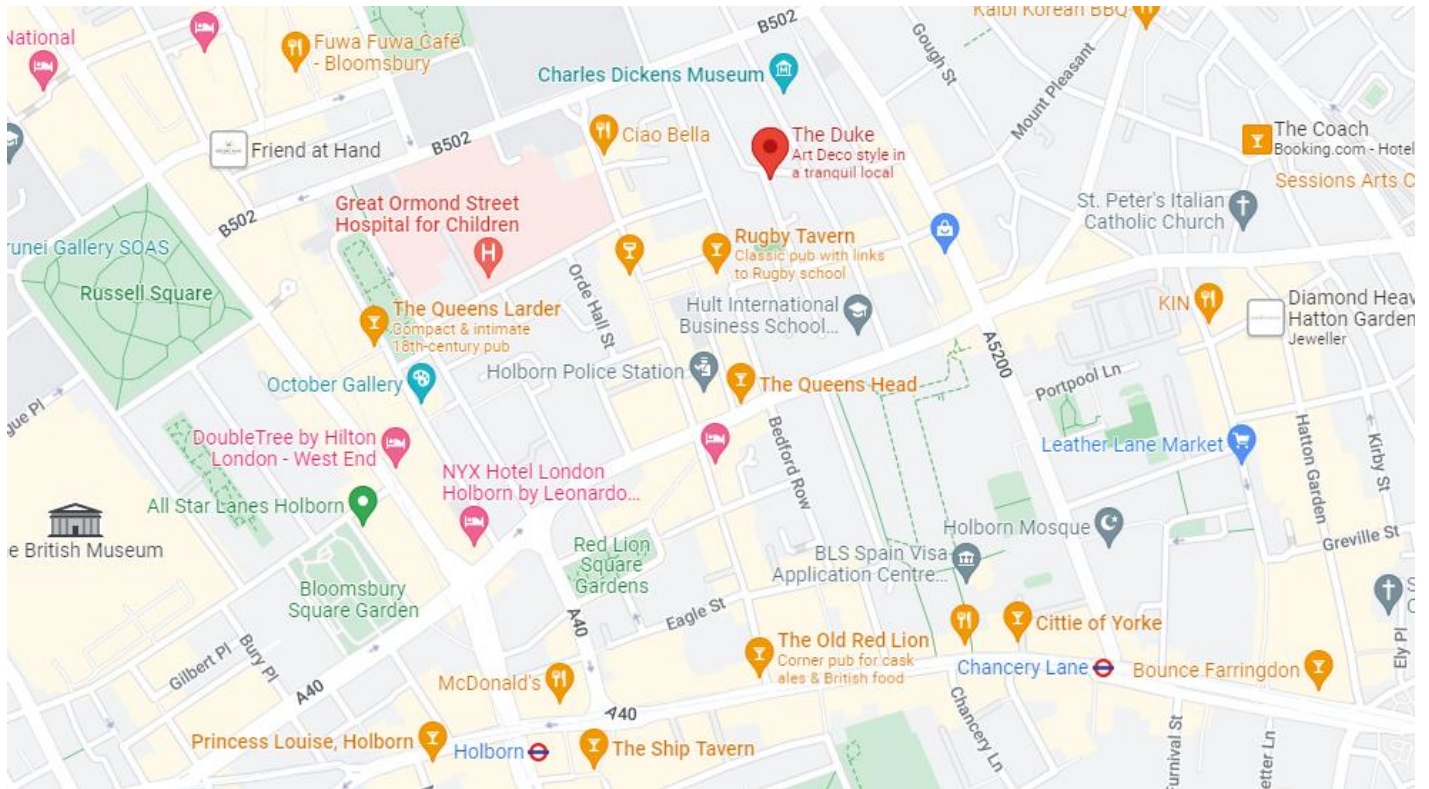
An EPC report is available upon request.

## Viewings & Further Information

**Initial viewings must be on a discrete customer basis, the intended disposal must be kept confidential and not be discussed with any staff or customers.**

For further information, please contact David Gooderham on Tel: 020 7836 7826 or Email: [david.gooderham@agg.uk.com](mailto:david.gooderham@agg.uk.com)

## Location Plan



Source: Google (not to scale)