

CITY OF LONDON WINE BAR OPPORTUNITY FORMER EL VINO, MASONS AVENUE



EL VINO, 12-14 MASONS AVENUE, LONDON EC2V 5BT

- Fully fitted wine bar in the City of London
- 7:30 am to 1:30 am opening hours
- 5th April 2022 rent review forecasted to be settled at £120,503.87 pa
- Existing lease expiring on 4th April 2032
- 3,280 sq ft over ground floor and basement
- Proven levels of high trade

EXISTING LEASE – BEST OFFERS INVITED

SUBJECT TO CONTRACT – Sole Selling Agents

LONL562

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Location

The Property is situated in Masons Avenue, an attractive and traditional medieval alleyway in the City of London. Bank Underground Station is approximately a 5 minute walk to the southeast of the subject premises. There are a number of other commercial operators located on Masons Avenue, including the Old Doctor Butler's Head public house situated next door. Masons Avenue is a hotspot for local City of London workers and tourists alike.

A location is plan attached.

Description

The wine bar occupies the ground floor and basement of the 4 storey office building, benefiting from a wide glass frontage and central entrance. The accommodation is as follows: -

Ground Floor	The ground floor comprises an open plan trading area, fit with bar servery to the rear. There is a set of stairs located to the front of the property that provides access to the basement. The ground floor is decorated to a high standard.
Basement	There is a trade area in the basement, used for private functions. The male and female WC's are also located here, alongside a manager's office, trade kitchen, cold beer store, storage rooms and a fire escape.

The approximate gross internal area of the subject premises are calculated to be: -

Ground Floor	169.96 sq m (1,829 sq ft)
Basement	134.77 sq m (1,451 sq ft)
Total	304.73 sq m (3,280 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 License (LN/200500098) which permits the sale of alcohol both on and off the premises from 7:30 am until midnight am every day. The permitted opening hours are from 7:30 am until 1:30 am every day.

Planning

From desk top enquiries with the City of London the wine bar is not listed, however the two properties either side are. Furthermore it does not have Asset of Community Value status but is located in the Guildhall Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Restaurant and Premises and has a Rateable Value of £107,000

Tenure

Our client holds a leasehold interest for a term of 20 years expiring 4th April 2032 at a passing rent from 5th April 2017 of £107,442.35 pa, subject to 5 yearly CPI linked rent reviews capped at a 5% annual increase. The 5th April 2022 rent review is outstanding, but forecasted to be settled at £120,503.87 pa in line with the published CPI index. In addition there is a licence for the external housing of air conditioning units which is £15,000 per annum.

Permitted user - Wine Bar with ancillary facilities for the preparation and provision of hot and cold food within Use Class A4 of the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, now Sui Generis.

Basis of Sale, Viewing and Further Information

Best offers are invited for the leasehold interest. The wine bar is open and trading.

For further information, and to book in a viewing session please contact Charlie Craig or Anthony Alder on 020 7836 7826 or email. charlie.craig@agg.uk.com / anthony.alder@agg.uk.com.

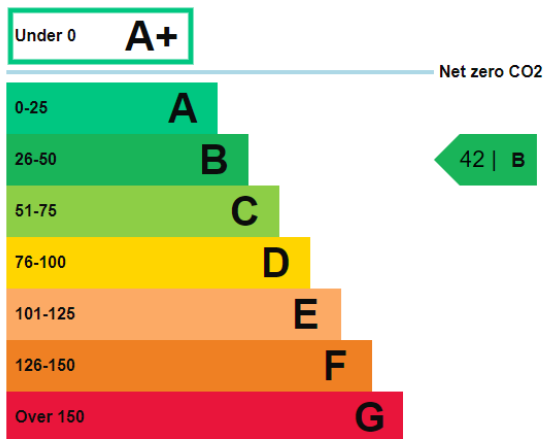
Money Laundering

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

Energy efficiency rating for this property

This property's current energy rating is B.

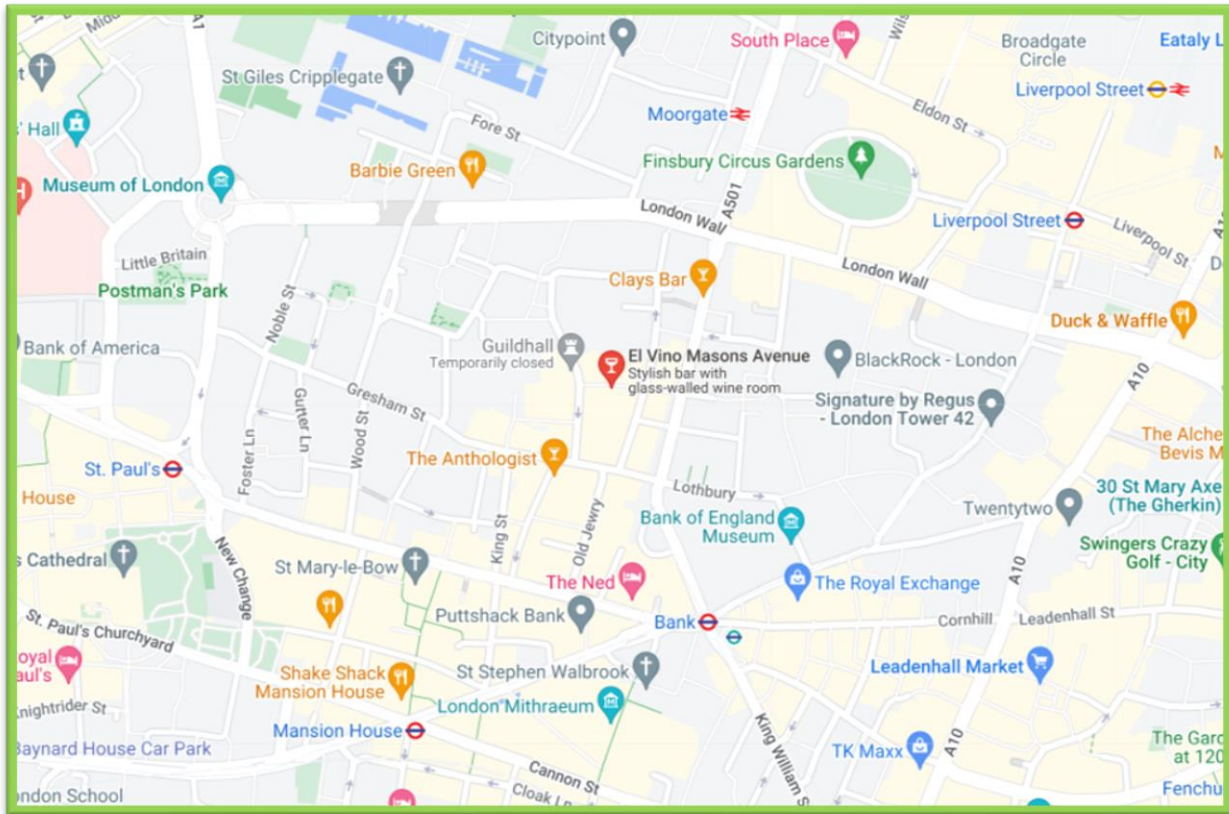


Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

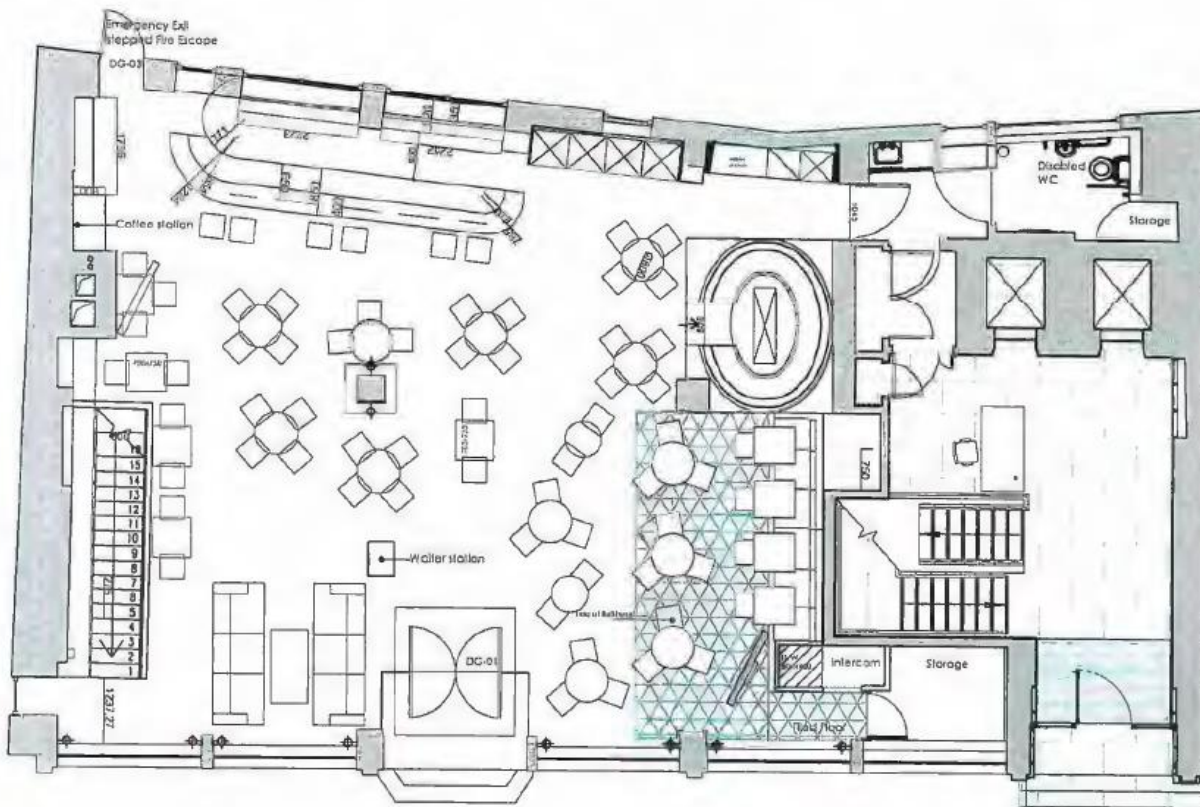
Full EPC available upon request

Location Plan



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

Floor Plans – Ground Floor



Floor Plans – Basement

