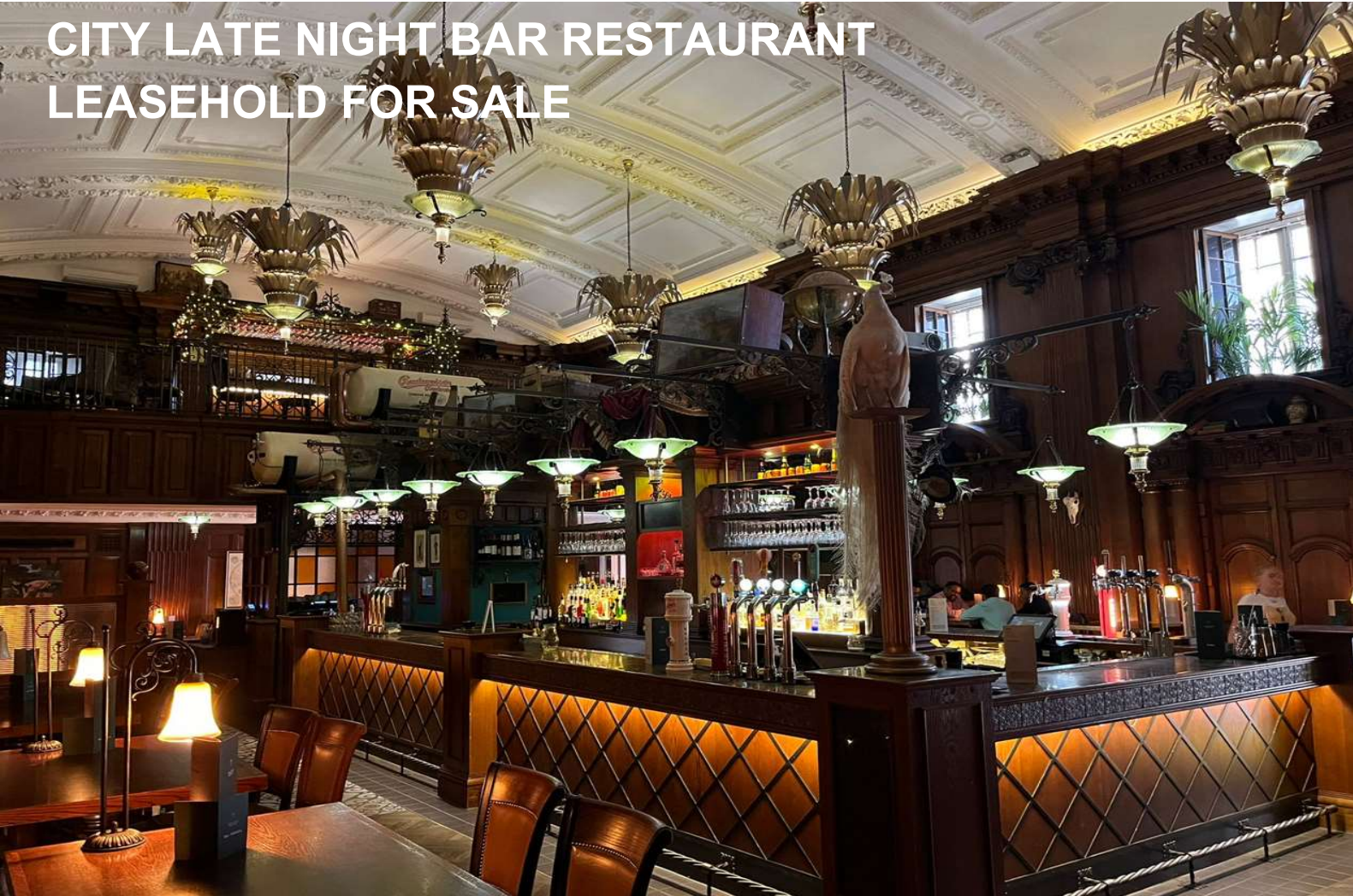


CITY LATE NIGHT BAR RESTAURANT LEASEHOLD FOR SALE



TRADING HOUSE, NEAR BANK, 89-91 GRESHAM STREET, LONDON EC2V 7NQ

- Attractive bar restaurant (100+ covers) in heart of City
- Stunning character building 5,000 sq ft
- Full on licence open to 02:00hrs
- Fully fitted to high standard

GUIDE PRICE – OFFERS INVITED - (plus VAT if applicable) for the leasehold interest and trade contents

SUBJECT TO CONTRACT sole selling/letting agents

LONL573

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
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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

Situated in the heart of the City's financial area close to Guildhall and Bank Station. One New Change and St Pauls close by. Many operators nearby include; Anthologist, Hawksmoor, Goodman, Browns, Coya, Coq d'Argent, The Ned and many more.

A location plan is attached.

Description

Former Bank of New Zealand and comprising part of the ground and basement of a multi-storey office building.

Internally the property is set out as follows:

- Ground Floor -** Central bar servery, with seating and surrounding and separate restaurant area. High ceilings. 60 covers. Disabled WC. Spiral staircase.
- First Floor Mezzanine -** Separate bar servery and trade area overlooking ground floor. Emergency escape.
- Basement -** Customer toilets, trade kitchen, beer cellar, chilled storage, food prep and wash up areas, office and staff changing. Emergency escape.

Floor Areas (areas have not been measured and are for indicative purposes only)

Ground	2,500 sq ft
Mezzanine	500 sq ft
Basement	<u>2,000 sq ft</u>
	<u>5,000 sq ft</u>

NB: The floor areas set out 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.

Tenure

Held leasehold for a term of 25 years expiring 04th Aril 2036 at a passing rent of £155,000 per annum subject to an outstanding rent review 2021.

Service charge payable circa £1.5k pa.

Licensing

From informal enquiry of City of London, it is understood that the property has a Premises Licence permitting the sale of alcohol on and off the premises from 7:00am until 2:00am every day. "Full on licence".

Planning

From enquiry of City of London, we have been advised that the property is Grade II Listed and situated in Guildhall Conservation Area.

Rating Assessment

The property is listed as a restaurant and premises and has a rateable value of £159,000

Trade

£,000 per week (exclusive of VAT)	
April 2017 – March 2018	£31.1
April 2018 - March 2019	£26.9
April 2019 - March 2020	£27.9
Aug 2021 - July 2022	£20.7

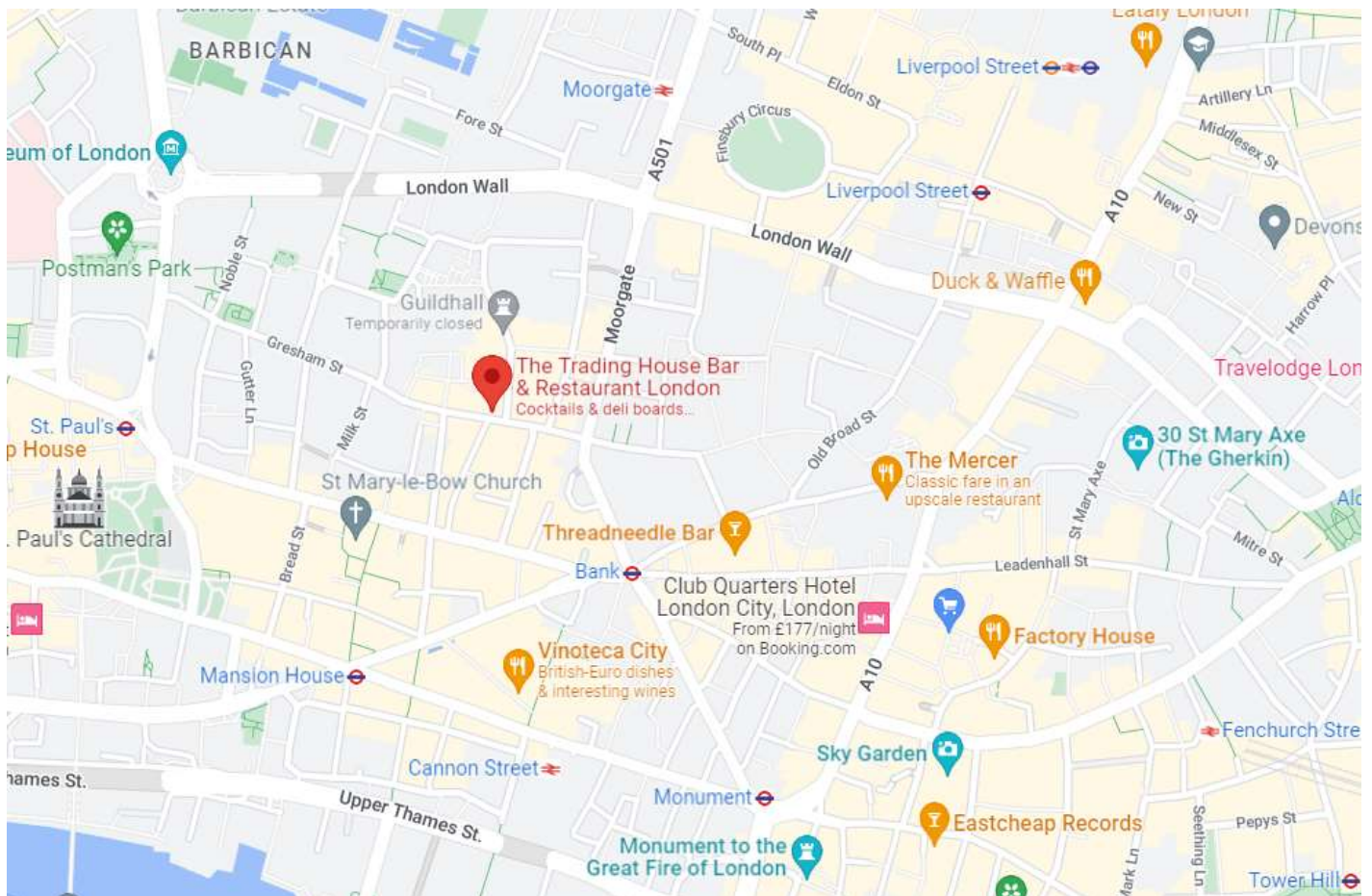
EPC

Available upon request.

Viewing

The business is open for trade but staff are unaware of the property being marketed for sale and should not be approached under any circumstances.

For further information and to arrange a viewing please contact Richard Negus or Michael Penfold on – Tel: 020 7836 7826 or Email: richard.negus@agg.uk.com / michael.penfold@agg.uk.com



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

Internal Photo



External Photo

