

LONDON BRIDGE, SE1

CORNER SITED PUB ON BOROUGH HIGH STREET - TO LET



Historic Photograph

**BLUE EYED MAID, 173 BOROUGH HIGH STREET, LONDON, SE1 1HR**

- Ground floor and basement 'lock-up' – requiring fit-out.
- Fabulous location.
- Borough Market 300m.
- 190m to Borough Underground Station.
- New free of tie lease for 20 years – premium free.

**RENTAL OFFERS INVITED** (VAT will be payable in addition)**SUBJECT TO CONTRACT** sole letting rights [LONL538](#)8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

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## Location

The property occupies a high profile location in this thriving district of Central London. There are many strong brands and highly revered independent operators in the vicinity. London Bridge Station is approximately 420 meters distant.

A location plan is attached.

## Description

The property comprises the majority of the ground floor and basement of this imposing pub property, constructed in the late 1800's. Plans depicting the ground floor and basement to be let are enclosed. The accommodation can be summarised as follows:

Ground floor	Open plan bar area with servery counter (requires fit out).
Basement	Storage, customer WCs, possible kitchen space (not partitioned off as indicated on the floor plan), this area requires refurbishment/fit out.
Outside	Historically a pavement licence has been held, permitting outdoor trade activities.

The property has the following approximate gross internal floor areas **N.B. the basement is estimated:-**

<b>Ground Floor</b>	85 sq m ( 915 sq ft)
<b>Basement</b>	94 sq m (1,012 sq ft)
<b>Total</b>	<b>179 sq m (1,927 sq ft)</b>

NB: The above areas are approximate and for guidance purposes only and no reliance should be placed on these 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 measurements. The successful bidder should state if they wish to undertake their own 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's Premises Licence permits the sale of alcohol between the hours of 11:00am and midnight Monday to Saturday and on Sunday between the hours of noon and midnight.

## Planning

From informal enquiry of the London Borough of Southwark we have established that the property is not listed but is within the Conservation Area of Borough High Street.

## Rating Assessment

The property is to be re-assessed following the splitting of the ground floor and basement from the upper floors.

## Basis of Letting

The pub is being offered premium free, on a new 20-year full repairing and insuring lease. Open market rent reviews to take place every five years and the rent will be annually index linked by reference to RPI with a collar of 2.5% and cap of 5%, upwards each year.

## Viewings

For further information or to arrange a viewing, please contact David Gooderham on either Tel: 07973 198 575 or Email:

[David.Gooderham@agg.uk.com](mailto:David.Gooderham@agg.uk.com)

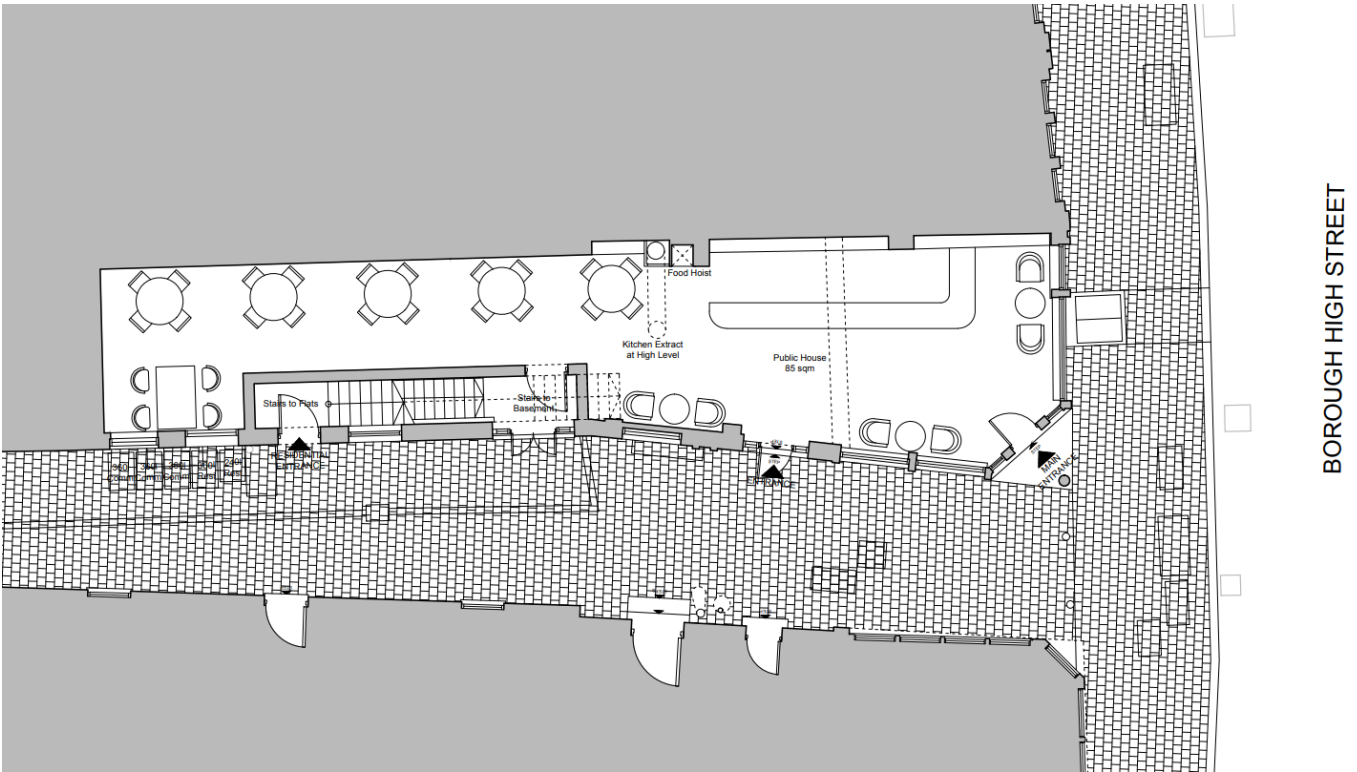
## EPC

An EPC has been requested and will be available in due course.

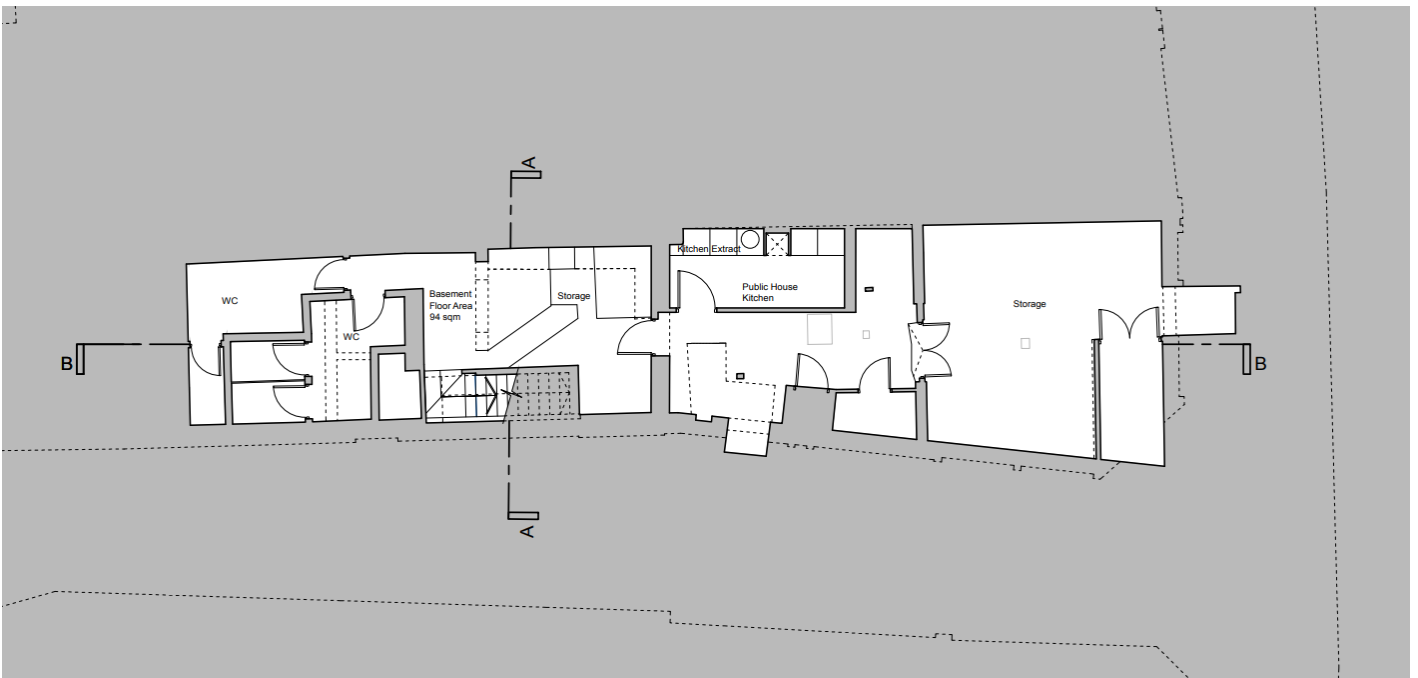
## Floor Plans

The indicative ground and basement floors to be demised are shown below (this is not the 'lease' plan and not to be relied upon) **NB.** the kitchen area shown in the basement will be for the tenant to create and the onsite layout may not accord with the layout depicted below.

Ground Floor



Basement



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## Location Plan



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