

COVENT GARDEN, LONDON, WC2
PUB WITH FABULOUS OUTDOOR TRADE AREA



GEORGE PH, 8 GREAT QUEEN STREET, LONDON, WC2B 5DH

(Historic Photo)

- Trade terrace of approximately 575 sq ft.
- Excellent accessibility – Underground station 200m
- Two bedroom flat
- Midnight licence, except Sundays
- Part tied lease expiring 2032

GUIDE PREMIUM - £295,000 INCLUSIVE OF FIXTURES & FITTINGS

SUBJECT TO CONTRACT sole selling rights

LONL600

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Location

The property is on the north side of Great Queen Street, approximately 400m north east of central Covent Garden. Great Queen Street is a busy thoroughfare, channelling much of the pedestrian and vehicle traffic entering/leaving Covent Garden from/to the east. There are several bespoke retailers and a number of notable dining and drinking establishments in Great Queen Street.

A location plan is attached.

Description

The property comprises part of the ground, first and basement floors of a building of up to 12 storeys which is predominately in office use.

Ground floor	Open plan bar area with a fully glazed frontage; bar servery; high ceilings of up to 3.84m; male and female customer wc's; dumb waiter; storage facilities.
Basement	Full commercial kitchen with extraction and dumb waiter; plentiful storage; cold cellar; high ceiling 2.55m.
First floor	Two bedroom flat with lounge; kitchen; bathroom; office area to landing, extensive built in storage.
Outside	Front trade terrace of approximately 575 sq ft.

NB. Drawings indicating the general layout – which have been subject to some minor on site variations, are enclosed.

NB: The above measurements 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 8:00am and midnight Monday to Saturday, and midday to 10:30pm on Sunday.

Planning

From informal enquiry of Camden Council, we have established that the property is not listed but is situated within the Seven Dials Conservation Area.

Rating Assessment

The property has a rateable value of £61,000 and is listed as a public house and premises.

Historic Trade

Trade information is available to seriously interested parties, upon application.

Lease

The property is let on a 30-year full repairing and insuring lease which expires in April 2032. The rent passing is approximately £79,000 per annum, with an annual tie release fee for packaged beer and cider of approximately £5,560, both being subject to annual indexation in accordance with the change in the RPI. There are also five yearly open market reviews, the next cyclical review being in 2027, which will be upward/downward. The lease is part tied for draught beer and cider only, the landlord being part of Stonegate Group.

Basis of Sale

The property is available for sale as a fully fitted and equipped operational concern, inclusive of the trade inventory. Stock, glassware and kitchenware to be purchased in addition, at cost, on the day of transfer.

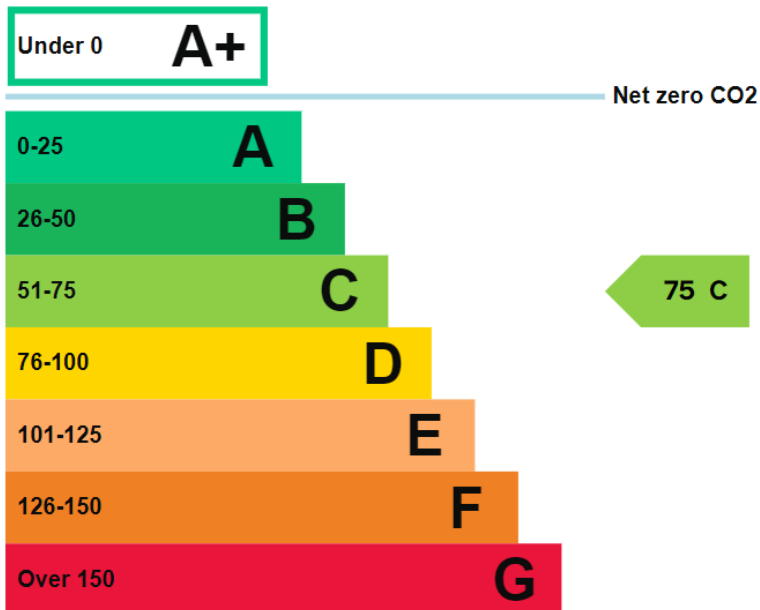
Viewings

The premises are trading and a discrete customer inspection is encouraged but please do not raise the intended sale with any staff or customers. For further information or to arrange a formal viewing, please contact David Gooderham on either Tel: 020 7836 7826 or Email: david.gooderham@agg.uk.com

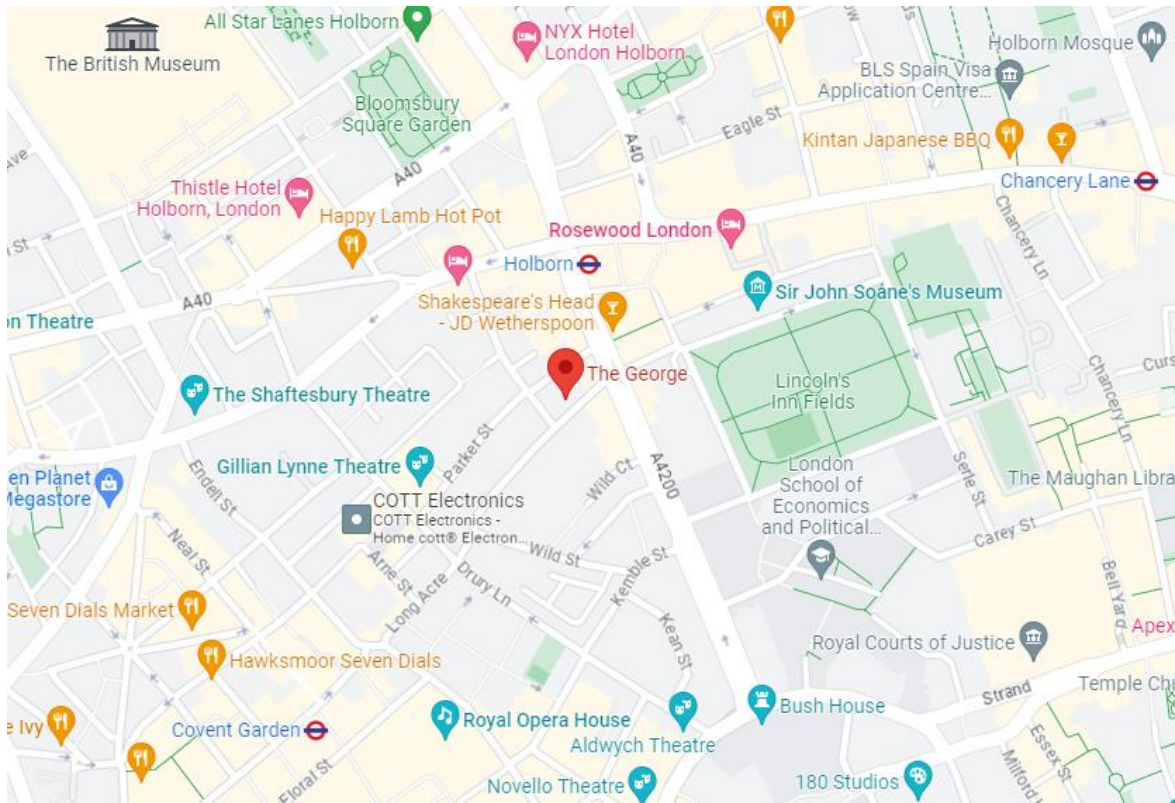
EPC

Energy efficiency rating for this property

This property's current energy rating is C.



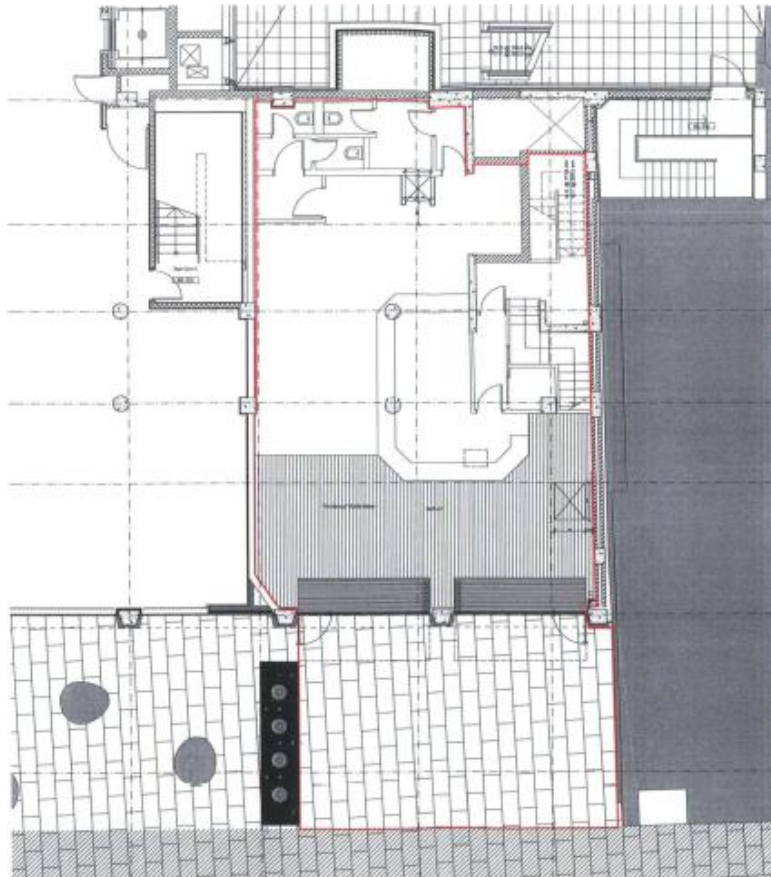
Location Plan



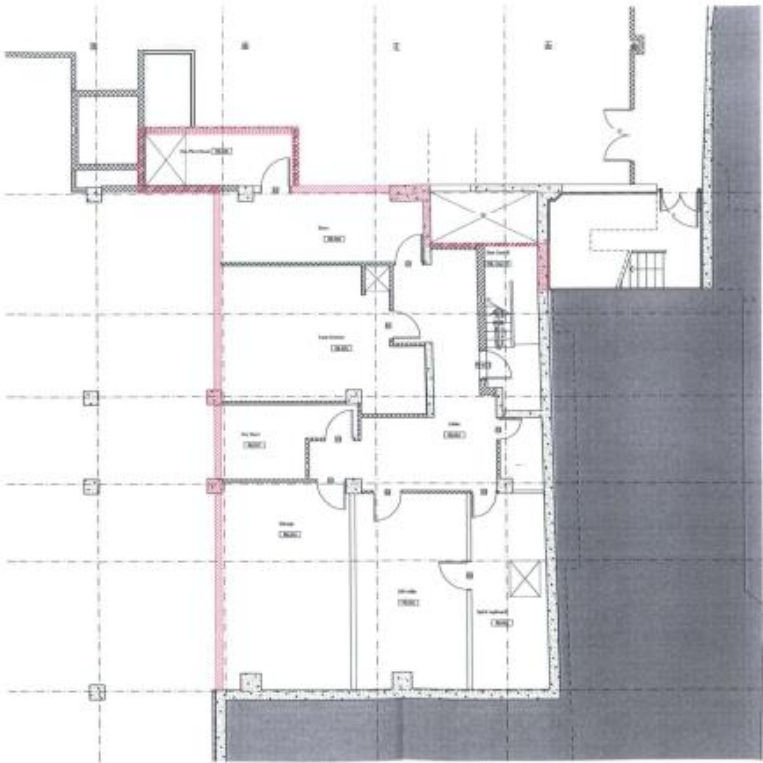
Source: Google Maps . Not to scale - Provided for indicative purposes

Floor plans (for indicative purposes only, they are not 100% accurate)

Ground floor



Basement



First floor

