

BAR/RESTAURANT TO LET – NIL PREMIUM



LAZYBONES, UNIT 5, COWCROSS STREET, LONDON, EC1M 6DQ

- Fully fitted bar/restaurant in Farringdon
- Circa 2 minute walk from mainline Farringdon Crossrail station
- Dedicated external trade area
- £87,500 pa rent + £3,000 pa for external trade
- LTA 1954 protected lease expiring on 25th December 2027
- 2,355 sq ft over ground floor

EXISTING LEASE – NIL PREMIUM

SUBJECT TO CONTRACT – Sole Selling Agents

LONL620

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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Location

Located in Cowcross Yards, a mixed use courtyard tucked behind Cowcross Street, less than a 2 minutes' walk from Farringdon station which has Crossrail, London Underground and National Rail. Nearby occupiers include Gordon Ramsay Street Burger, Leon, Itsu, Nando's and Pret a Manger. Cowcross Yards hosts a number of KERB street food events at various points throughout the week. It is a popular location for officer workers and tourists alike.

A location is plan attached.

Description

The property has an open plan trade area that benefits from great levels of natural light due its triple frontage. There is a large bar servery to one side of the property. To the rear of the property is a kitchen area. Behind a partition wall are the customer WC's, disabled WC, managers office and dry store rooms.

Externally the property benefits from a decked trade area. In addition the demised area extends onto the pavement and tables and chairs are allowed to be placed within the boundary.

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

Ground Floor	218.78 sq m (2,355 sq ft)
External Area	39.94 sq m (430 sq ft)
Total	258.72 sq m (2,765 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/3093-050417) which permits the sale of alcohol both on and off the premises from 10:00am until 23:00pm Monday to Saturday and from 12:00pm until 22:30pm on Sundays.

Planning

From desk top enquiries with the London Borough of Islington the Property is not listed,. Furthermore, it does not have Asset of Community Value status but is located in the Clerkenwell Green Conservation Area.

Rating Assessment

The property is listed within the current (2023) Rating List as a Restaurant and Premises and has a Rateable Value of £67,000.

Tenure

Our client holds a leasehold interest for a term of 25 years expiring 25th December 2027 at a passing rent from of £87,500 pa, subject to 5 yearly rent reviews to open market rent. In addition there is a licence for external seating area which is £3,000 per annum. The lease is inside the Landlord and Tenant Act 1954 and does benefit from security of tenure.

The landlord has expressed a wiliness to grant a new lease – further details to be given upon request.

As a bar and restaurant within "Use Class A3" of the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

Basis of Sale, Viewing and Further Information

Best offers are invited for the leasehold interest.

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.

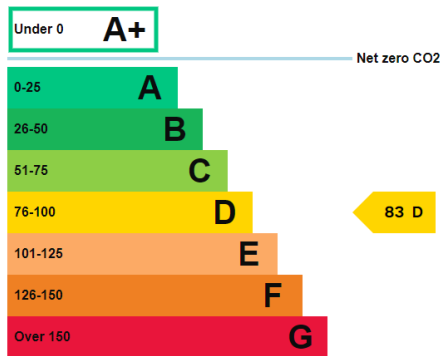
Money Laundering

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

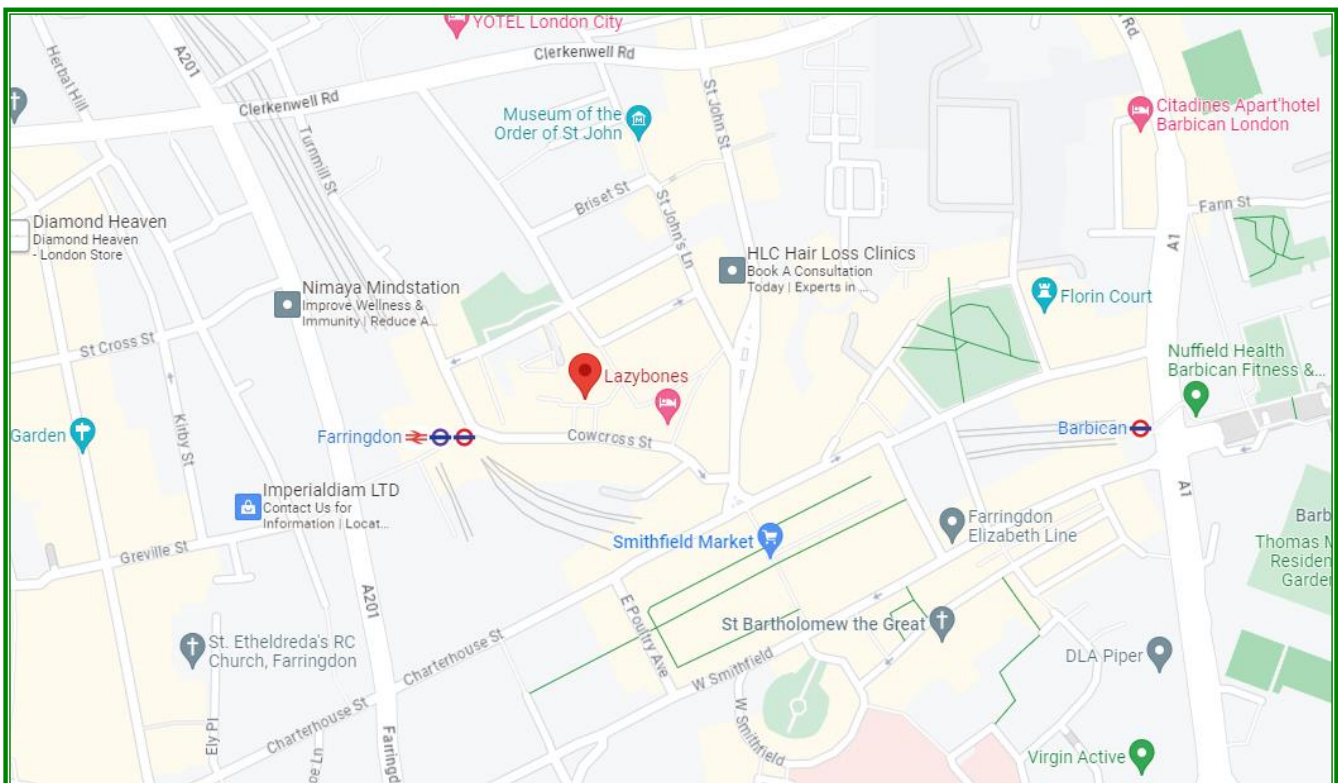
Energy rating and score

This property's current energy rating is D.



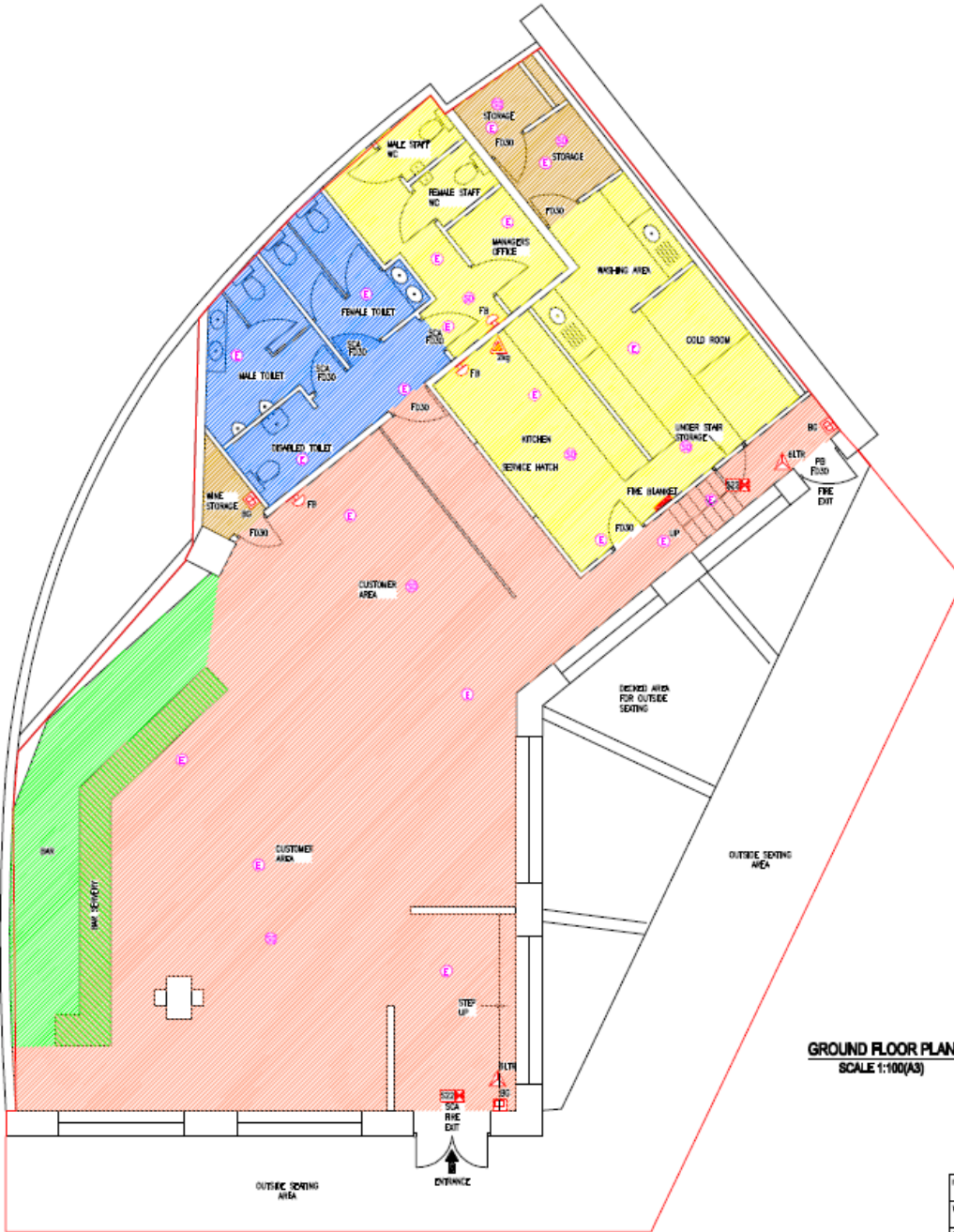
Full EPC available upon request

Location Plan



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

Floor Plans



Project:	PUNCH
Site:	GROUND
Client:	DAVY OF
Architect:	AG&G
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