

ZONE 1 FREE-OF-TIE LEASEHOLD PUB IN E1**THE BLACK HORSE, 40 LEMAN STREET, ALDGATE EAST, LONDON, E1 8EU**

- Approx. 150 metres south east of Aldgate East Underground Station
- Surrounded by a mixture of offices, hotels, student and residential accommodation
- Ground floor & first floor trading areas with terrace and fully fitted trade kitchen
- Licenced to sell alcohol from 10:00am until 1:00am everyday
- Self-contained upper parts with seven rooms maisonette over second and third floors
- Rent passing £90,000 per annum, lease expires June 2034

GUIDE PRICE £75,000 FOR THE LEASEHOLD INTEREST**SUBJECT TO CONTRACT** sole selling agents

LonL669

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****Associate Director C. Craig MSc (Hons) MRICS**

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Location

The pub lies within an area administered by the London Borough of Tower Hamlets circa 1,200 metres from the heart of the City of London (Bank). The site fronts the west-side of Leman Street at its junction with Alie Street approximately 150 metres south of Whitechapel High Street and Aldgate East Underground Station (Circle, District and Hammersmith & City Lines).

The 2.3-acre mixed use development of [Goodman's Fields](#) lies opposite which comprises:- 1,076 homes, a 641 student accommodation block and a 250 bedroom Premier Inn hotel. The Black Horse is also one of the nearest pubs to BT Group's Global Headquarters office (One Brahman) which lies circa 100 metres to the north which houses up to 3,500 employees.

A location plan is attached - [Link to Google Map](#)

Description

An attractive, prominent end of terrace corner building dating back to c.1810, constructed over four storeys above part basement. The upper parts benefit from self-contained access off Alie Street. There is roof terrace at first floor level and scope for external seating to the front along its Leman Street frontage, via pavement licence from the local authority. There is a terrace at first floor level. The internal configuration of the accommodation is as follows:-

Ground Floor: Decorated in a traditional style, largely open plan fitted with a single side servery and timber flooring, a set of male and female customer wc's.

Basement: Provides a cold beer store and various general ancillary storage areas.

First floor: Additional trading area with two darts playing areas and access to a roof terrace and commercial kitchen.

Second floor: Open plan living room with kitchen, two bedrooms, utility room, bathroom with shower and wc.

Third floor: Four bedrooms and a bathroom with a shower and wc.

Services

We are advised that the property is connected to all mains services.

Licensing

The premises licence permits the sale of alcohol from 10:00am until 1:00am Monday to Sunday.

Local Taxation

The property is listed within the current (2023) Rating List as a Public House and Premises and has a Rateable Value of £16,600. The maisonette is assessed separately for residential council tax purposes under Council Tax Band D, with the council tax payable being £1,489.34 for 2024-2025.

Tenure

The lease is free of all brewery ties and expires in June 2034, the rent passing is £90,000 per annum and the next rent review will be in June 2029. A copy of the lease is available upon request.

Guide price

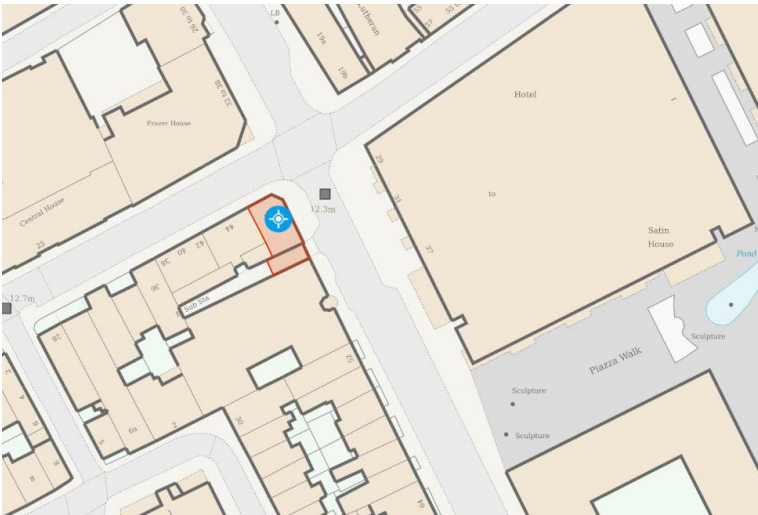
£75,000 for the leasehold interest with its trade contents. No accounts or trading information shall be supplied or warranted as part of this sale.

Viewing & Further Information

For further information and to arrange a viewing please contact Panayiotis Themistocli on either Tel: 07973 856 232 or email: panayiotis.themistocli@agg.uk.com.

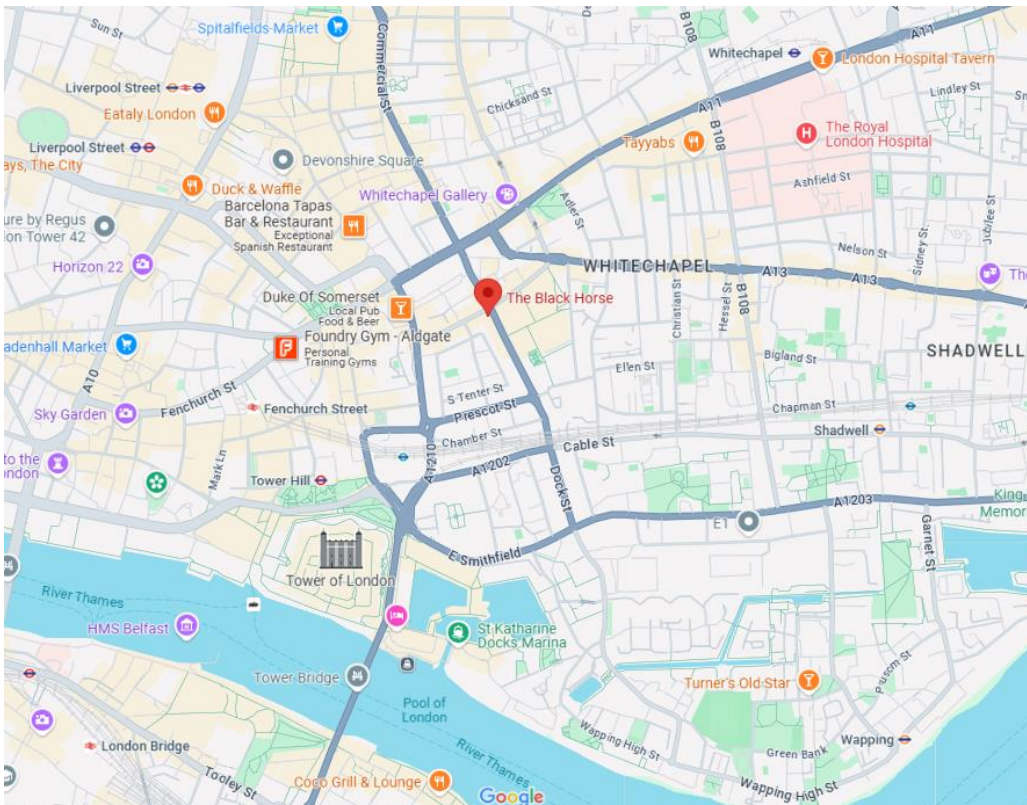
NB:- The business is currently open and trading, interested parties are encouraged to undertake a discreet customer / external inspection in the first instance. This is a confidential sale, please do not engage with any staff, management or customers regarding this sale.

Site Plan



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

Location Plan



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

Additional Photos



Ground Floor Trading Area



First floor trading area

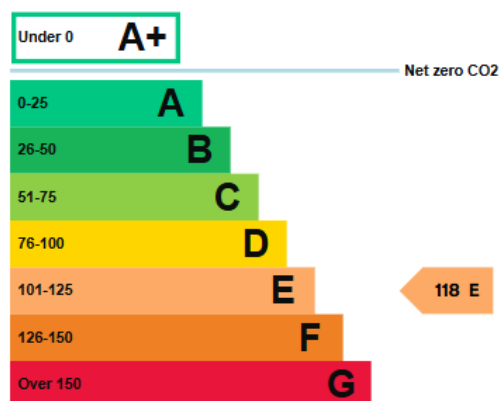


First floor kitchen

EPC

Energy rating and score

This property's energy rating is E.



An up-to-date EPC has been requested and will be made available soon.