

NEW TIED LEASE AVAILABLE – THE STRAND, WC2



SAVOY TAP PH, 2 SAVOY STREET, LONDON, WC2R 0BA

- Prime location just off the Strand in London's West End
- Approximately 500 metres north east of Charing Cross Railway and Underground Station
- Nearby landmarks/venues include the Savoy Hotel, Somerset House and the Lyceum Theatre
- Gross internal area (ground floor, first floor and basement) of approximately 198 sq m (2,131 sq ft)
- Fully fitted with ground and first floor trade areas along with basement
- New sublease available with full Shepherd Neame tie (product/price list available upon request)

RENTAL OFFERS INVITED FOR A NEW TIED SUBLEASE

Subject To Contract – Sole Letting Agent

LONL673

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Location

The property is situated on Savoy Street just off the Strand, within an area administered by the London Borough of Westminster. The River Thames is circa 175 metres to the south of the pub with Covent Garden a short walk to the north. Nearby occupiers include Ole & Steen, the Wellington PH (M&B), Radio Rooftop and STK Steakhouse.

Charing Cross Railway and Underground Station (Bakerloo and Northern lines) is located approximately 500 metres to the south west. Temple Underground Station (Circle & District Line) is circa 300 metres to the south east.

A location plan is attached.

[Link to Street View](#)

Description

The demise forms part of the ground, first and basement of an eight-storey building. The ground floor comprises an open plan trade area with a bar servery. The first floor includes an additional trade space with a bar servery and customer WCs. The basement has a customer WC, kitchen (without extraction), office and usual cellarage / storage.

Ground Floor	72 sq m (775 sq ft)
First Floor	66 sq m (710 sq ft)
Basement (including vaults)	60 sq m (646 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 Premises Licence permits the sale of alcohol from 10:00 am until 11:30 pm Monday to Thursday, until 12:00 am on Friday and Saturday and 12 noon until 10:30 pm on Sunday.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £46,000.

Basis of Letting

The pub is being offered on a tied tenancy agreement for a term of 10 years. The agreement is outside of the Landlord & Tenant Act 1954 part II. This is a fully tied agreement across all beer, cider, wine, PPS, spirits and minerals. Any deviation from the standard terms outlined above should be confirmed at the offer stage.

Please note that the landlord requires all licensees to pass the Pre-Entry Awareness Training Course (PEAT) a minimum of five days before you can attend a formal shortlist interview with the landlord. A product/price list is available upon request.

EPC

C Rating. Copy available upon request.

Group Utility Purchasing Rate

Please be advised that Shepherd Neame currently benefit from a 'Group Purchasing Utility Rate' for electricity and gas at our sites and this contract will be retained in order for the incoming tenant to benefit from the preferential rates.

Group Utility Purchasing Rate Cont.

Shepherd Neame will require one month's utility deposit in advance and once in situ, will charge a weekly utilities fee including all standing charge fees, climate change levy fees and daily charges, which have been calculated based on 12-months historical data at the site. A half yearly invoice will be provided based on actual consumption readings at the site and the utility account will be adjusted accordingly. Shepherd Neame will reserve the right to review and adjust the rates and charges of these terms at any point. Further details will be provided during the recruitment process

Tenants Technology Pack

Shepherd Neame have developed a Tenant Tech Pack comprising a secure, high-performance IT solution designed to keep your business running smoothly. Further information is available upon request.

Compliance Package

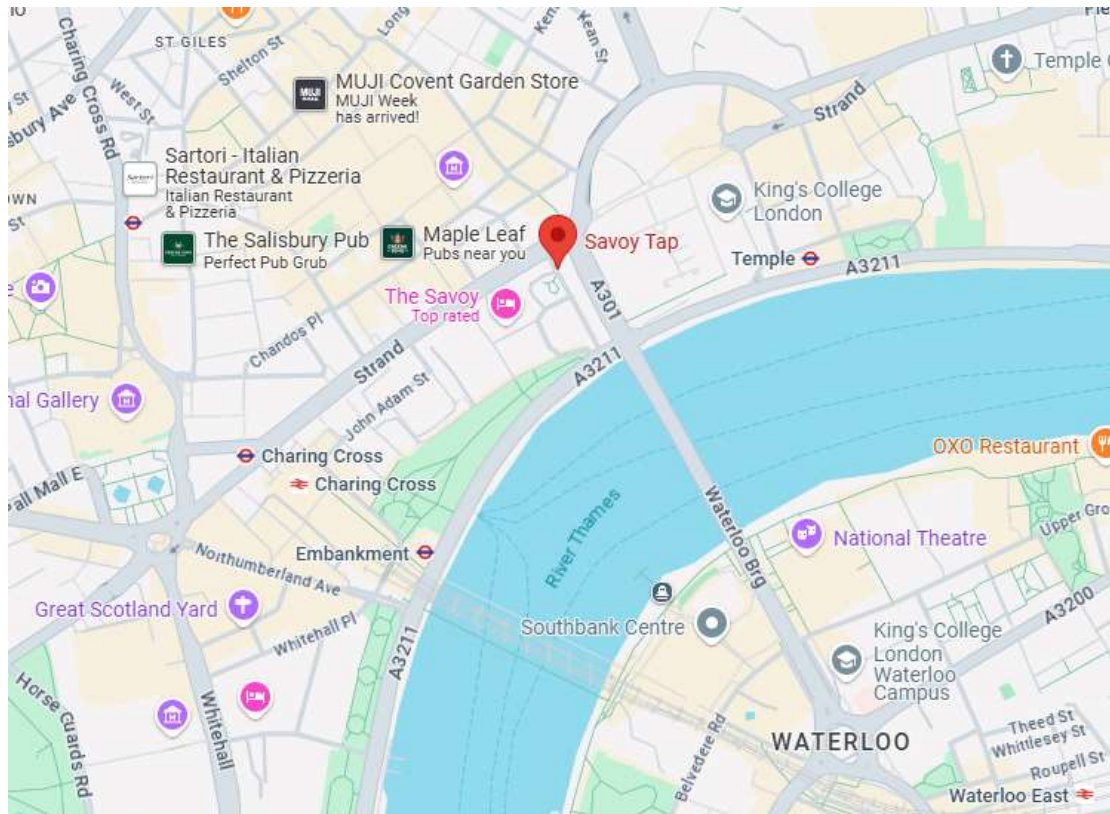
Shepherd Neame will arrange for legal compliance items listed to be carried out for the building, ensuring that a suitable contractor carries out the work on or before its due date and provide documentation to show the compliance has been completed. All documentation is made available on an online portal, to which you will be provided access. Further information is available upon request.

Further Information & Viewings

The pub is open and trading, however, staff are unaware of the intended letting and therefore it is requested that you respect the landlord's wish to keep the matter confidential. The letting must not be discussed with any staff or customers.

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email: michael.penfold@agg.uk.com

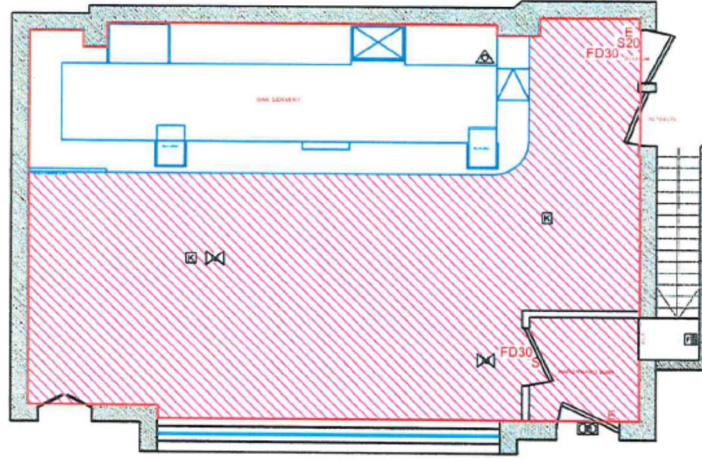
Location Plan



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

Floor Plans

Ground Floor



Additional Photos



Ground floor trade area



First floor trade area