

CLERKENWELL – BAR/RESTAURANT WITH OUTDOOR TRADE AREA



ARTISAN, 53 ST JOHN'S SQUARE, CLERKENWELL, LONDON, EC1V 4JL

(Historic Photograph)

- Approximately 300 metres north of Farringdon Station.
- Located just off Clerkenwell Road and faces onto attractive square.
- Ground floor, mezzanine and basement of a five-storey office building.
- Part fitted premises with trade kitchen and extraction.
- Total gross internal area approx. 380 sq m (4,090 sq ft).
- Outdoor trade area with 21 permitted covers (pavement licence)
- May suit alternative uses (subject to obtaining necessary consents).

STREET VIEW

LEASEHOLD – PREMIUM OFFERS INVITED

AVAILABLE BY WAY OF A LEASEHOLD ASSIGNMENT OR A NEW SUB LEASE

SUBJECT TO CONTRACT – sole agent

LonL545

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Location

The property lies within an area administered by the London Borough of Islington and fronts onto the attractive St John’s Square. It lies just off Clerkenwell Road (A5201) and is surrounded by a mixture of uses which include:- offices, hotels, bars, restaurants, shops and residential accommodation. St John’s Priory Church lies opposite. The City of London (Bank Station) is less than one and a half kilometres (one mile) to the south east.

Farringdon Station (Thames Link Railway Services, Circle Line, Hammersmith & City Line, Metropolitan Line and Elizabeth Line) lies approximately 300 metres to the south.

A location plan is attached.

Description

The premises occupy the ground floor, mezzanine and basement of a modern five storey office building. The ground floor benefits from good floor to ceiling height of circa 5 metres. The outdoor trading area has 21 permitted covers by way of a pavement licence from the local authority.

Internally, the accommodation can be summarised as follows:-

| | |
|--------------|--|
| Ground Floor | Predominantly open plan “L” shaped trade area decorated in a contemporary style, fitted with a single bar servery, part tiled and part timber flooring, trade kitchen and disabled wc. |
| Mezzanine | Open plan trade area, benefiting from good levels of natural daylight. |
| Basement | Cold beer store, a set of customer and female wc’s and various ancillary storage areas. |

We have been advised that the property has the following approximate gross internal floor areas:-

| | |
|--------------|------------------------|
| Ground Floor | 212 sq m (2,280 sq ft) |
| Mezzanine | 51 sq m (550 sq ft) |
| Basement | 117 sq m (1,260 sq ft) |
| Total | 380 sq m (4,088 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 Licence permitting the sale of alcohol from 7:30am until midnight on Monday to Saturday and from 10:00am until 10:30pm on Sunday.

Planning

From enquiry of the London Borough of Islington, the property is not listed by English Heritage as being of Special Architectural or Historical Interest and nor does it lie within a conservation area. We have been advised that the property can be used for both ‘pub/bar’ drinking establishment and ‘restaurant’ uses.

Rating Assessment

The property is listed within the current (2023) Rating List as a Public House and Premises with a Rateable Value of £58,000.

The Lease

Held by way of a 25 year free-of-tie lease, expiring 28th November 2028. The rent passing is £120,000 per annum (exclusive).

Basis of Sale or Sub-Letting

Our client is inviting premium offers for the leasehold interest expiring November 2028 with vacant possession upon completion. **Please be aware that the business is currently closed.**

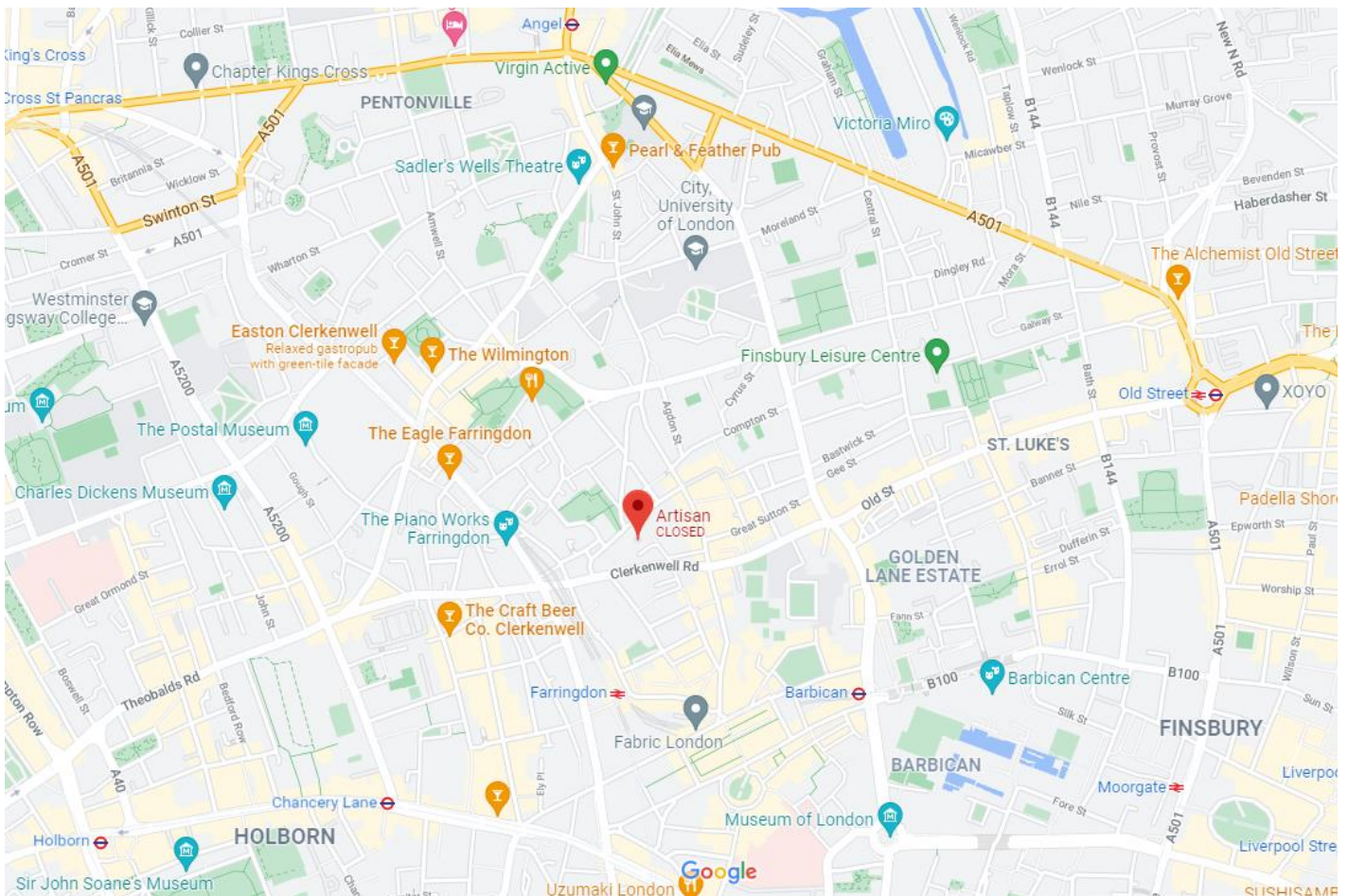
Alternatively, our client will consider sub-letting the property on a new sub-lease expiring 2028 with all terms to be agreed.

A new lease may be available from the Landlord, subject to negotiations and current strength.

Further Information & Viewings

For further information or to organise a viewing, please contact either James Grimes or Panayiotis Themistocli on tel. 020 7836 7826 or email james.grimes@agg.uk.com or panayiotis.themistocli@agg.uk.com.

Location Plan



Google Maps. Not to scale - Provided for indicative purposes

EPC

Has an EPC rating: C.

| | | | |
|--|--|---|--|
| Artisan of Clerkenwell 53 St John's Square Clerkenwell London EC1V 4JL | | Energy rating C | |
| Valid until 14 December 2031 | | Certificate number 7569-5332-5577-2915-3712 | |

Energy rating and score

This property's energy rating is C.

