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**NEW LETTING – SUBSTANTIAL/STATUESQUE PUB
CLERKENWELL, ECTV 4PH**

(Historic internet photo)

GEORGE & DRAGON (FORMER PEASANT)
240 ST JOHN STREET, CLERKENWELL,
LONDON, EC1V 4PH

SUMMARY OF OPPORTUNITY

- New Premium free letting.
- Substantial five storey building, extending to approximately 7,356 sq ft (683.4 sqm) GIA
- Exmouth Market a little over 300m north west
- Farringdon Underground Station 630m south
- Angel Underground Station 750m north
- Fabulous heritage pub features
- New 20 year free of tie lease.

GUIDE RENT £125,000 (subject to contract)

Sole Letting Agents

L O N L 6 8 7

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LOCATION

The property is located in the vibrant Central London neighbourhood of Clerkenwell. Clerkenwell Green is a little over 300m to the south west and the highly regarded Exmouth Market is a similar distance to the north west. As the crow flies the two stations at Farringdon are approximately 630m to the south west. Old Street Station is approximately one kilometre to the east.

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THE PROPERTY

An imposing five storey, corner sited property.

Approximate gross internal floor areas are as follows:-

Ground floor	1,654 sq ft	(153.7 sq m)
Basement	1,884 sq ft	(175 sq m)
First floor	1,466 sq ft	(136.2 sq m)
Second	1,243 sq ft	(115.5 sq m)
Third	1,109 sq ft	(103 sq m)
Total	7,356 sq ft	(683.4 sq m)
First floor terrace	140 sq ft	(13 sq m)

NB: The floor areas set are approximate and is for guidance purposes only. No reliance should be placed upon them when making any offer either expressly or impliedly. 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 a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.



(Historic internet photo)



Internally the pub is set out as follows:-

NB: Very usefully there are two staircases to the first floor.

Ground floor

Open plan trade area with feature bar servery and backfitting, mosaic tile flooring and other period pub features. Customer WCs.

Basement

Extensive area with excellent head height.

First floor

Impressive trade area / function room with external terrace. Customer WCs and trade kitchen.

Second floor

Six rooms including storage facilities.

Third floor

Six rooms including bathroom and kitchen.

Floor plans enclosed.

240 ST JOHN STREET, CLERKENWELL

GEORGE & DRAGON (FORMER PEASANT), EC1 SERVICES

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

LICENSING

From enquiry of the London Borough of Islington it is understood the property has a Premises Licence permitting the sale of alcohol from 10:00 am until midnight Monday to Saturday and 12 noon until 11:30 pm on Sunday.

BASIS OF LETTING

Guide rent £125,000 per annum (VAT in addition) to lease the property for 20 years on usual commercial terms with five yearly rent reviews and annual indexation of rent. The tenant will have usual full repairing and insuring responsibilities. Subject to contract.

RATING ASSESSMENT

The property is listed within the current (April 2023) Rating List as a Public House & Premises and with a Rateable Value of £66,000.

PLANNING

This property is Grade II Listed as being of special architectural or historical interest and lies within the Clerkenwell Green Conservation area.

EPC

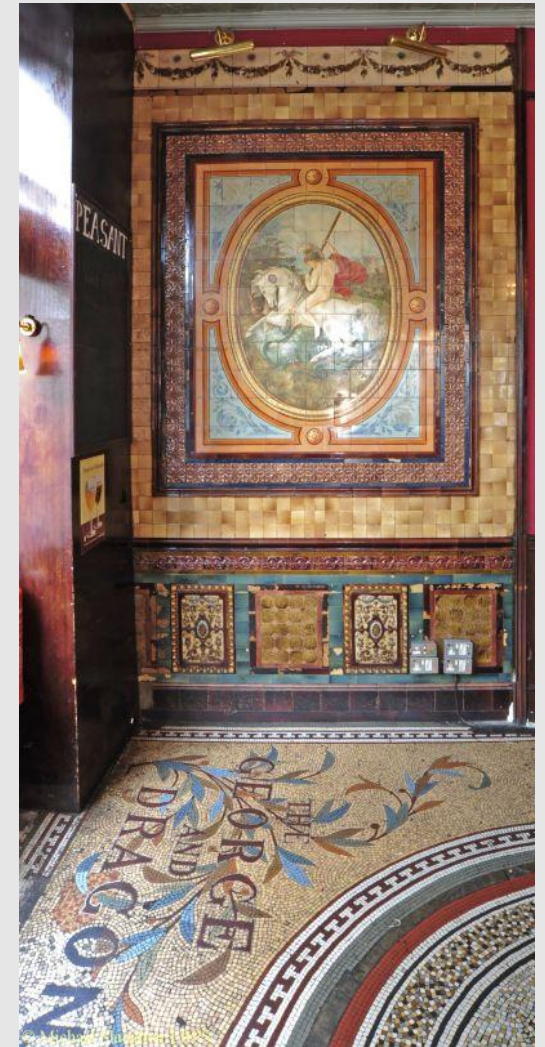
An EPC is available upon request.

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INTERNAL PHOTOS (Historic internet photos)

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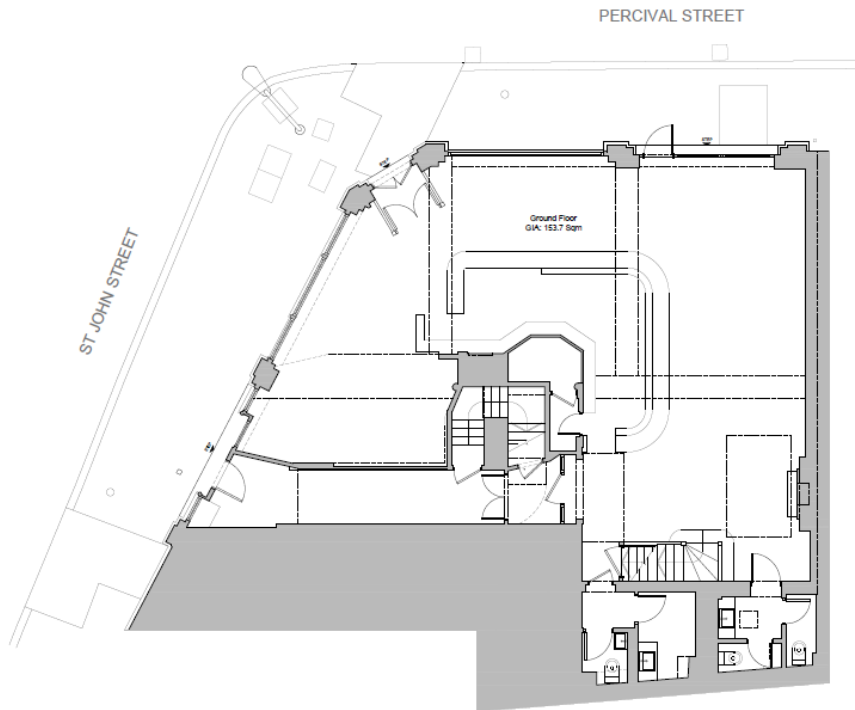


GEORGE & DRAGON (FORMER PEASANT), EC1

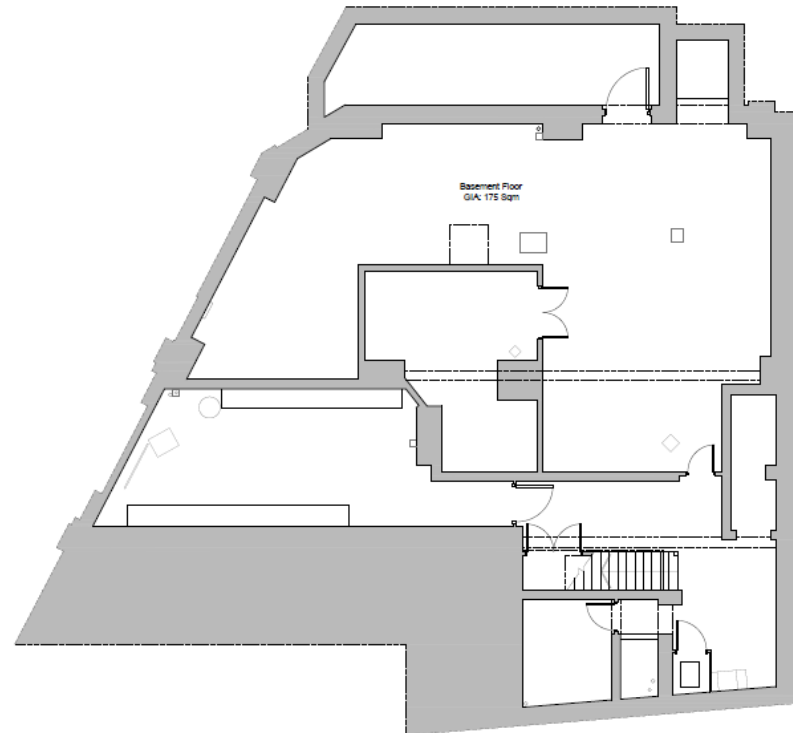
FLOOR PLANS

Provided for indicative purposes only and may not be a true representation of what actually exists

Ground Floor



Basement



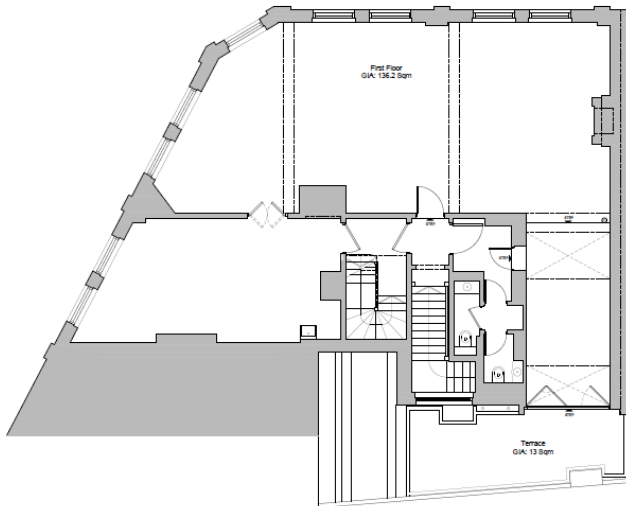
The above plans are not to scale and provided for indicative purposes only.

GEORGE & DRAGON (FORMER PEASANT), EC1

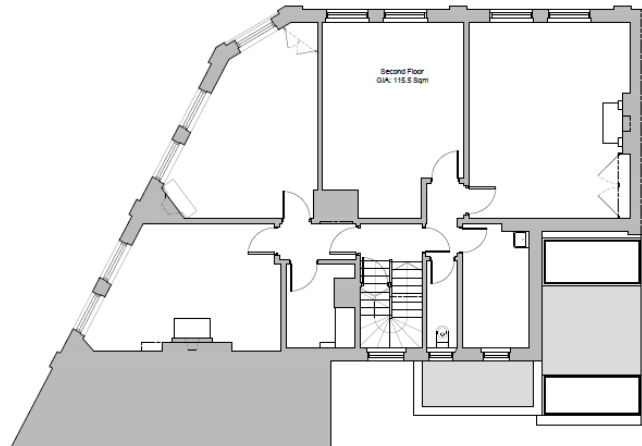
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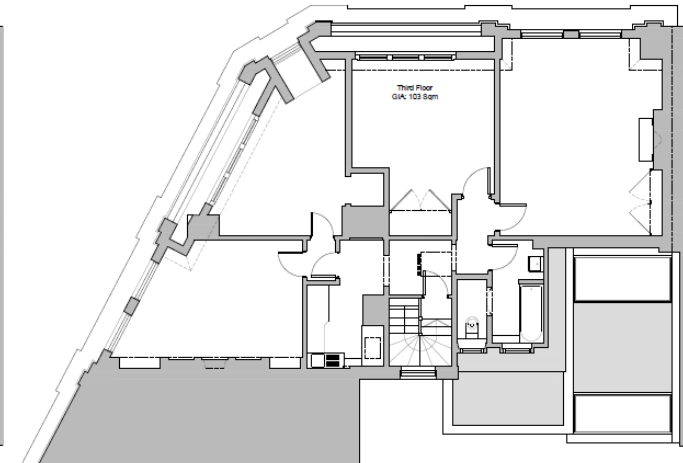
First Floor



Second Floor



Third Floor



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VIEWINGS & FURTHER INFORMATION



(Historic internet photo)

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