

LEASEHOLD RESTAURANT / BAR FOR SALE FARRINGDON, EC1



FORMER BREWDOG (T/A SMITHFIELD MARKET ARMS) 55 CHARTERHOUSE STREET, FARRINGDON, LONDON, EC1M 6HA

- Located in the heart of Farringdon, opposite Smithfield Market
- Within close proximity to Farringdon Station
- Fully fitted and virtually ready to trade with commercial kitchen
- Open plan trading areas within ground floor and basement
- Licenced to sell alcohol from 10:00am until 2:00am everyday

LEASEHOLD ASSIGNMENT PREMIUM OFFERS SOUGHT IN THE REGION OF £50,000

Subject To Contract

Sole Selling Agent

LONL694

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Location

Prominently located in the heart of Farringdon, fronts the north side of Charterhouse Street, opposite Smithfield Meat Market, near its junction with East Poultry Avenue. The surrounding area comprises a high-density mixture of offices, retail and leisure properties. Farringdon Station (Elizabeth Line, Thameslink, Circle, Metropolitan and Hammersmith & City Line) lies less than 150 metres to the north. Nearby occupiers include: - Fabric, Stonegate, Sainsbury's' and Young's. A location plan is attached.

[Link to Street View](#)

Description

The premises is arranged over ground floor and basement. The ground floor comprises predominantly open-plan trading area fitted with a single bar servery with 14 beer taps, a mixture of high and low seating providing around 60 covers, a disabled wc lies to the rear of the ground floor. The basement provides an additional sizeable trading area, a bar servery, a trade kitchen and set of male and female customer wc's, a cold beer store, an office and ancillary storage areas.

Services

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

Licensing

Permitted to sell alcohol from 10.00am until 2.00am every day.

Planning

The property is not listed and does not lie within a conservation area.

Rating Assessment

Listed as 'Public House and Premises' with a rateable value of £104,000, rates payable circa £56,80 for 2025.

Tenure

Leasehold until 25th December 2031 (without security of tenure). Passing rent £105,000 per annum excl. VAT. Service charge TBC.

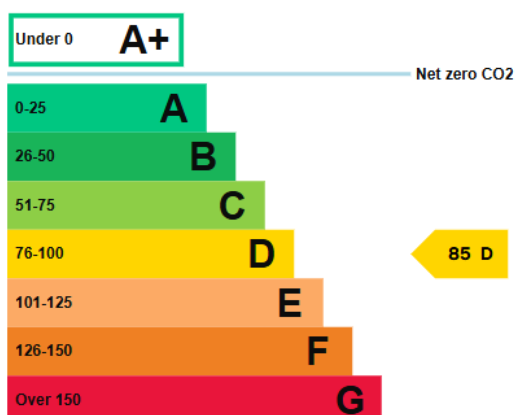
Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

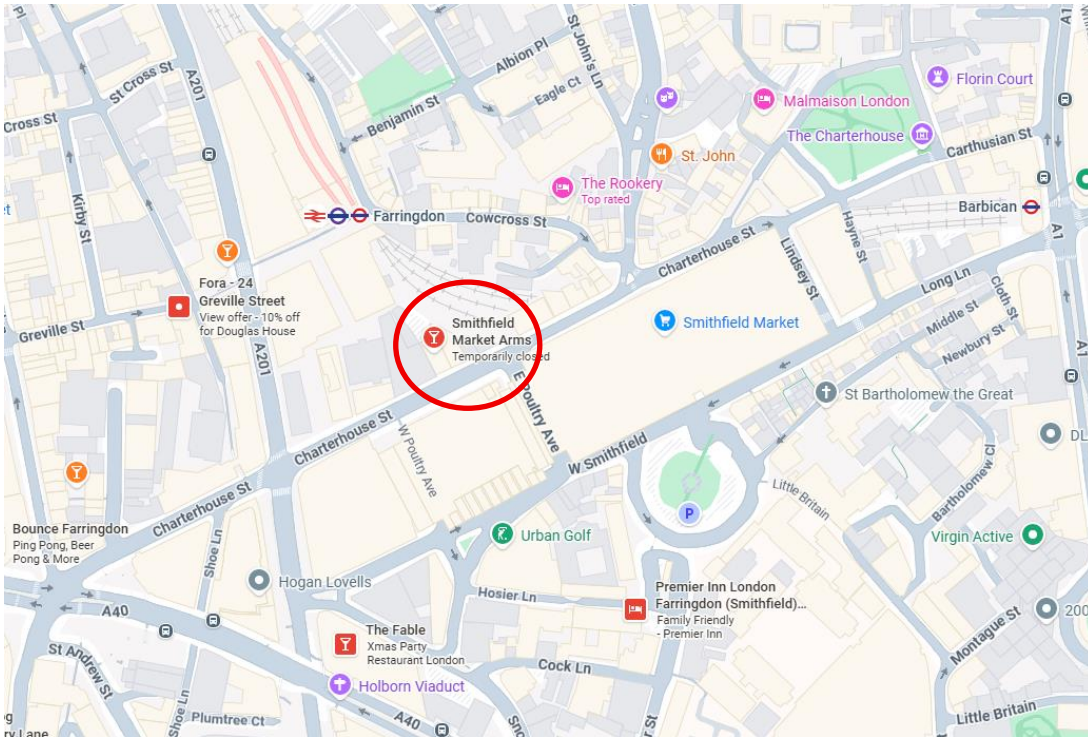
For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: panayiotis.themistocli@agg.uk.com or James Grimes on 07989 986388 / email: james.grimes@agg.uk.com

EPC

EPC Rating 'D 85'

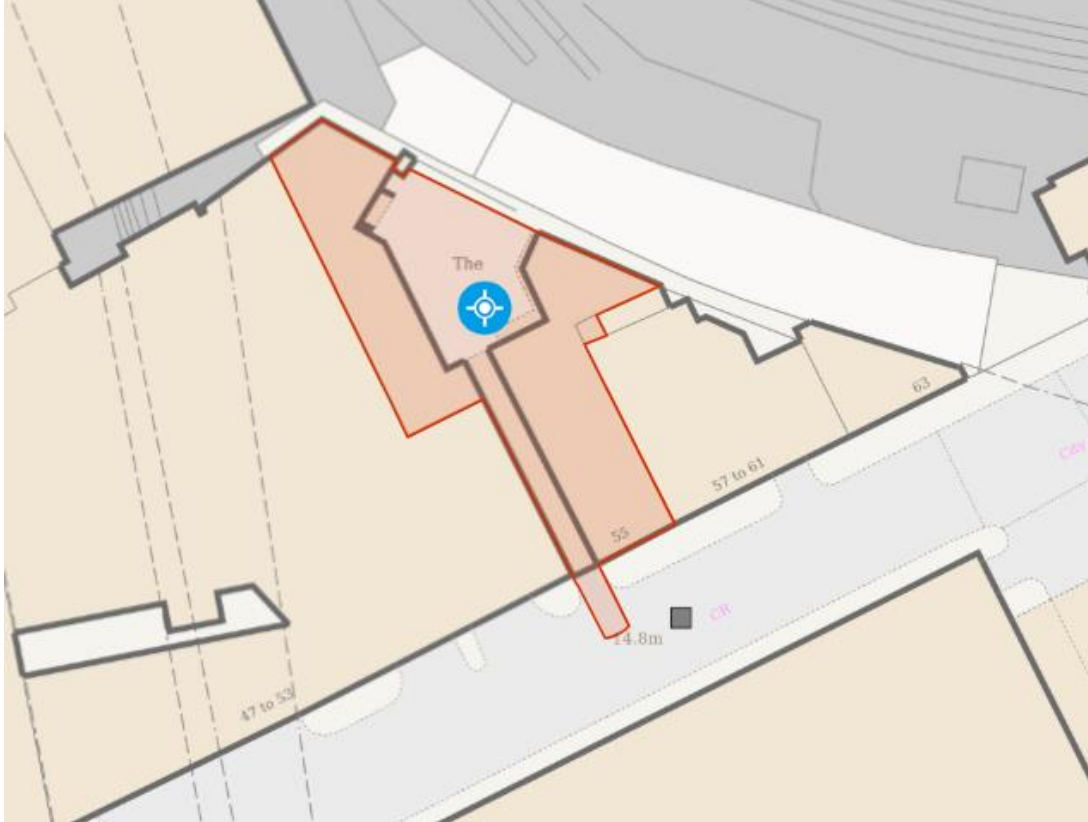


Location Plan - [Link to Location Map](#)



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

Site Plan



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