

FREEHOLD LATE NIGHT BAR FOR SALE MINORIES, EC3



124-127 MINORIES, LONDON EC3 1NT

- Late night alcohol, live music and performance licence
- Close proximity to major transport links (Fenchurch Street, Aldgate, Tower Hill, Tower Gateway)
- Approximate gross internal area of bar area 817 sq m (8,800 sq ft)
- Residential upper parts not included, sold off on long lease

FREEHOLD

OFFERS IN EXCESS OF £3 MILLION

SUBJECT TO CONTRACT

Joint Selling Agents

LONF969

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Location

The subject property occupies a prominent position on Minories, a major thoroughfare within the heart of the City of London's eastern fringe. It sits immediately north of the junction with Aldgate and minutes from the River Thames, the Tower of London and Monument. The environment benefits from a strong mix of financial, retail and leisure occupiers in one of London's most accessible business districts. Aldgate Underground Station (Circle & Metropolitan lines) lies around a 3 to 4 minute walk away.

A location plan is attached.

[Link to Street View](#)

Description

Forms the ground floor and basement parts of a large six storey building over basement, the upper parts of which have been sold off for residential use. Internally the former trading area includes a ground floor reception and former bar with additional trading area, divided into sections, at basement level. Secondary access to street level at the rear.

Gross internal area of bar area approx.

817 sq m (8,800 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.

Licensing

Permitted to sell alcohol Monday to Wednesday until 2am and Thursday to Sunday until 4am.

Planning

The property is neither listed or in a conservation area.

Rating Assessment

Listed as 'Wine Bar & Premises' with a rateable value of £102,000.

Basis of Sale

Freehold interest with vacant possession of ground floor and basement upon completion.

EPC

Rating D

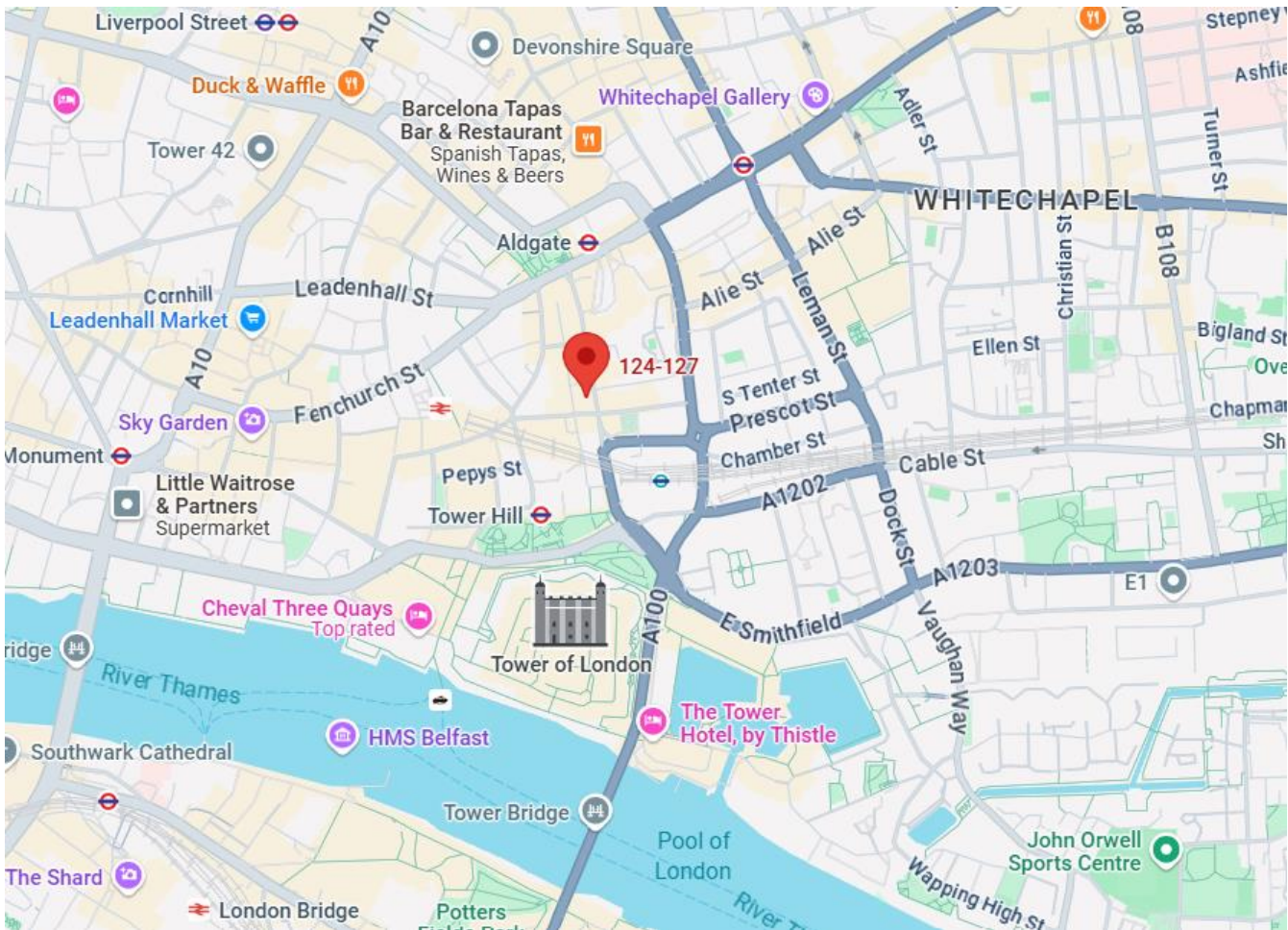
Money Laundering

Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Further Information & Viewings

For further information, please contact James Grimes on 07989 986388 / email: james.grimes@agg.uk.com or Oliver Dodd of Ovington Property on 07789 278 915 / email: oliver@ovingtonproperty.com

Location Plan -



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

Floor Plans



Basement



Ground Floor

Not to scale - Provided for indicative purposes.