

NEW LEASE AVAILABLE, BAR/PUB - FARRINGDON, EC1



105 CHARTERHOUSE STREET, FARRINGDON, LONDON, EC1M 6HR

[VIRTUAL TOUR](#)

- Situated within close proximity of Farringdon Railway & Underground Station
- Ranked in the top 10 stations in the UK for overall usage with 46 million entries/exits in 2023
- Benefits from access to the Elizabeth Line via Barbican entrance, circa 120 metres south east
- Nearby occupiers include St John, Fox & Anchor (Young's) and the Smithfield Tap
- Ground floor and basement 'lock up' with a gross internal area of approximately 217 sq m (2,335 sq ft)
- Licensed until 2:00 am Thursday to Saturday

RENTAL OFFERS INVITED

SUBJECT TO CONTRACT – joint letting agent with JLL

LONL699

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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Location

The property is located on Charterhouse Street, within close proximity of excellent transport links including Farringdon Railway and Underground Station (Elizabeth Line, Circle, Hammersmith & City, and Metropolitan lines) which lies approximately 360 metres away, while Barbican Underground Station (including Elizabeth line entrance) is just 150 metres east of the property.

The immediate area benefits from a wide range of hospitality venues including Smiths of Smithfield, Three Compasses/Bouchon Racine and Luca. The new London Museum is set to open within the nearby Smithfield Market in 2026.

A location plan is attached.

Link to Street View

Description

The premises comprise a ground floor and basement 'lock up' bar/pub as outlined in the attached floor plan. It is understood that the upper floors have been converted into flats.

The ground floor and basement both have trade areas along with customer WC's and ancillary accommodation. The current condition is partially fitted with potential for kitchen extract / ducting (subject to necessary consents).

The property has the following approximate gross internal floor areas. PDF plans available upon request.

Ground Floor	105 sq m (1,130 sq ft)
Basement	112 sq m (1,205 sq ft)
Total:	217 sq m (2,335 sq ft)

NB: The floor areas set out 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 their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services although electricity is currently disconnected, to be confirmed.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 6:00 am until 11:00 pm on Monday and Tuesday, until 12:00 am on Wednesday, 2:00 am Thursday to Saturday and 12:00 pm until 11:00 pm on Sunday.

Rating Assessment

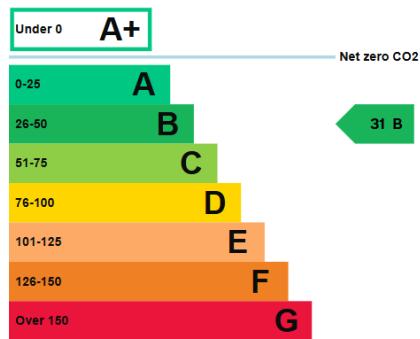
The property is listed as a 'Public House & Premises' with a rateable value of £64,000, with effect from 1st April 2023.

Tenure

Available to let with new lease terms negotiable. Rental offers invited. Service charge of £1,481 pa and insurance of £3,900.93 pa. Subject to Contract.

EPC

The premises has an EPC rating of: B

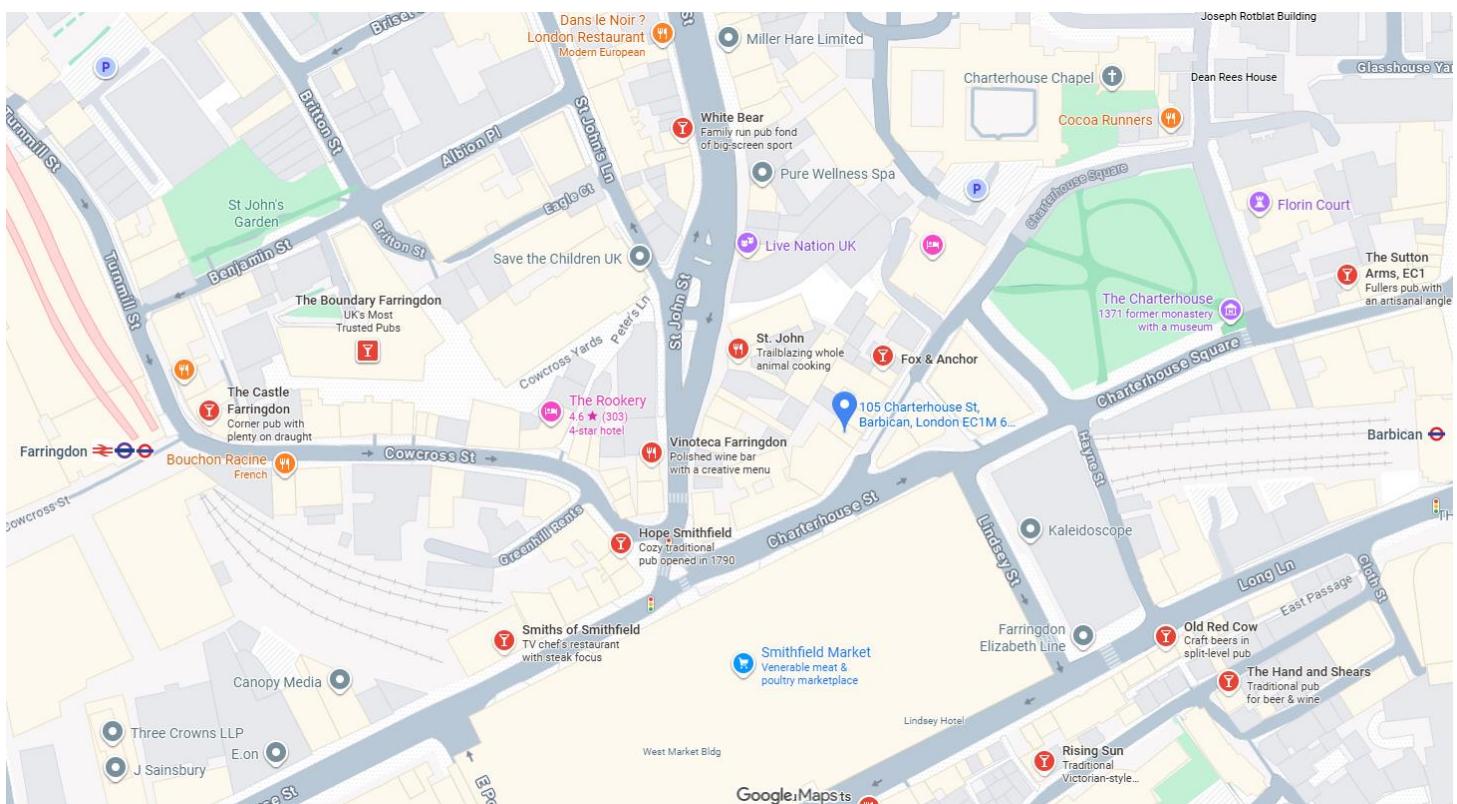


Viewings & Further Information

The business is currently closed, an external inspection is recommended in the first instance. For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email: michael.penfold@agg.uk.com or our joint letting agent JLL: Lydia Melaisi on tel. 07720 070 452 or email: lydia.melaisi@jll.com

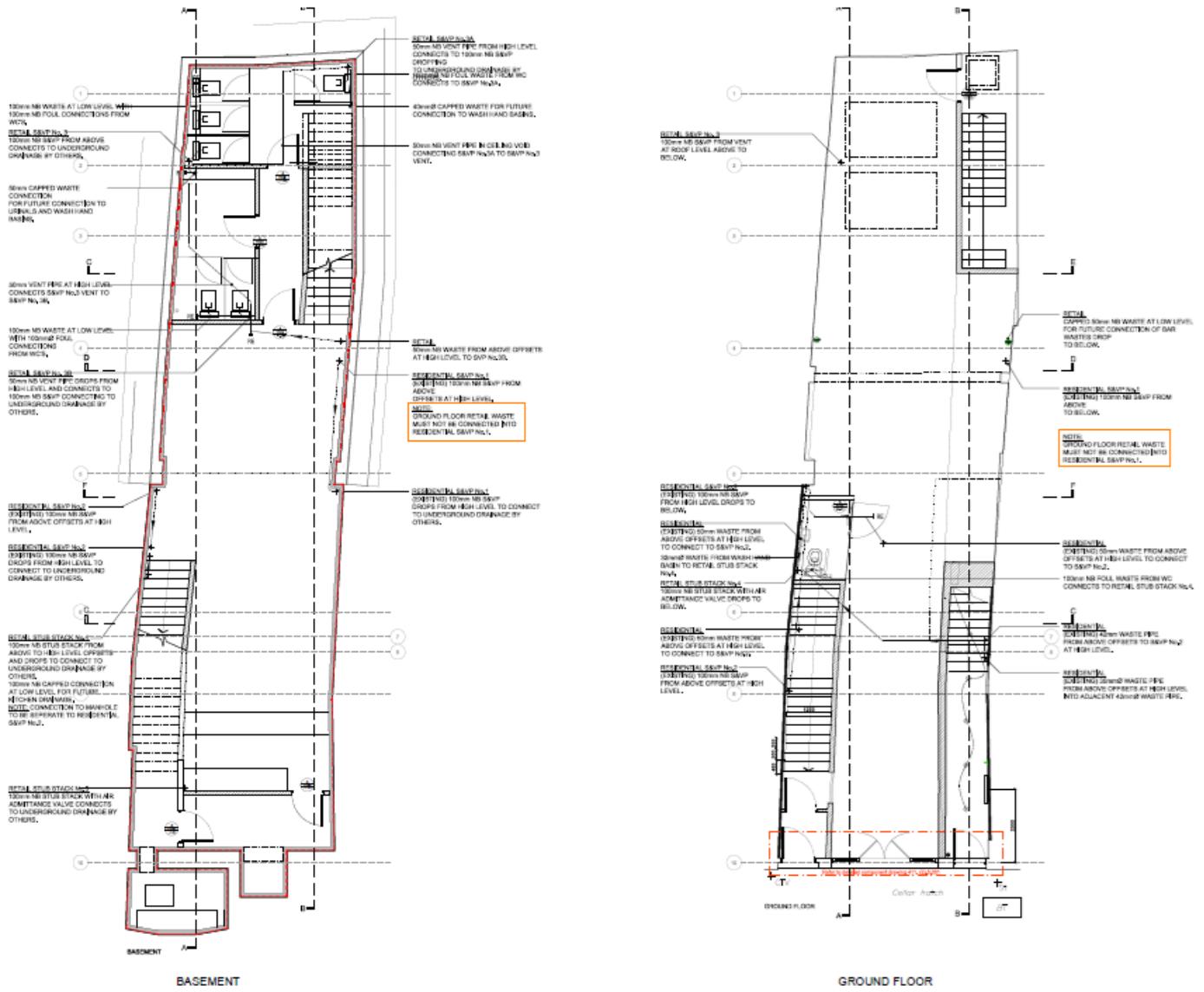
Location Plan

[Link to Location Map](#)



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

Floor Plans



Not to scale – provided for indicative purposes only.

Additional Photos

