

## LEASEHOLD BAR/PUB FOR SALE - COVENT GARDEN, WC2

**3-5 BURLEIGH STREET, COVENT GARDEN, WC2E 7PX**

- Situated in the heart of London's West End, within close proximity of Covent Garden Piazza and the Strand
- Nearby venues / occupiers include the Lyceum Theatre, Joe Allen and Be at One
- Ground floor bar (adjoining the Strand Palace Hotel) comprising approximately 2,250 sq ft (209 sq m)
- Licensed until 2:00 am Thursday to Saturday, 1:00 am other weekdays and 12:30 am on Sundays
- Historically traded as a pub with requisite planning in place for bar or pub use
- Free of tie lease with a passing rent of £95,000 pa, expiring in January 2038

**GUIDE PRICE £100,000**

Subject To Contract – Sole Selling Agent

LONL698

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## Location

The property is situated on Burleigh Street in Covent Garden, within the City of Westminster. Burleigh Street connects the Strand to Covent Garden Piazza, forming part of the bustling Covent Garden district, renowned for its theatres, restaurants and pubs / bars.

Nearby occupiers / venues include Osteria by Bocconcino, Rules Restaurant, Café Murano, Porterhouse and Theatre Royal Drury Lane. Covent Garden Market and the London Transport Museum are within a short walk to the north, contributing to the area's strong visitor appeal.

Covent Garden Underground Station (Piccadilly Line) is located approximately 300 metres to the north with Charing Cross Railway and Underground Station (Northern & Bakerloo Lines) lies around 500 metres to the south-west, providing excellent transport connectivity.

A location plan is attached.

[Link to Street View](#)

## Description

Ground floor premises comprising an open plan trade area with a bar servery, storage areas and customer WCs. Floor plan overleaf.

<b>Ground Floor</b>	209 sq m (2,250 sq ft)
<b>Total</b>	<b>209 sq m (2,250 sq ft)</b>

NB: The floor areas set out are approximate and are 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 Premises Licence permits the sale of alcohol from 10:00 am until 01:00 am Monday to Wednesday, 10:00 am until 2:00am Thursday to Saturday and 10:00 am until 12:30 am Sundays.

## Rating Assessment

It is entered into the current (2023) Rating List as a 'Bar & Premises' and has a Rateable Value of £87,000.

## Tenure

Leasehold for a term of 15 years expiring in January 2038 with a passing rent of £95,000 per annum. The lease is inside the 1954 Landlord & Tenant Act with five yearly open market rent reviews. A copy of the lease is available upon request.

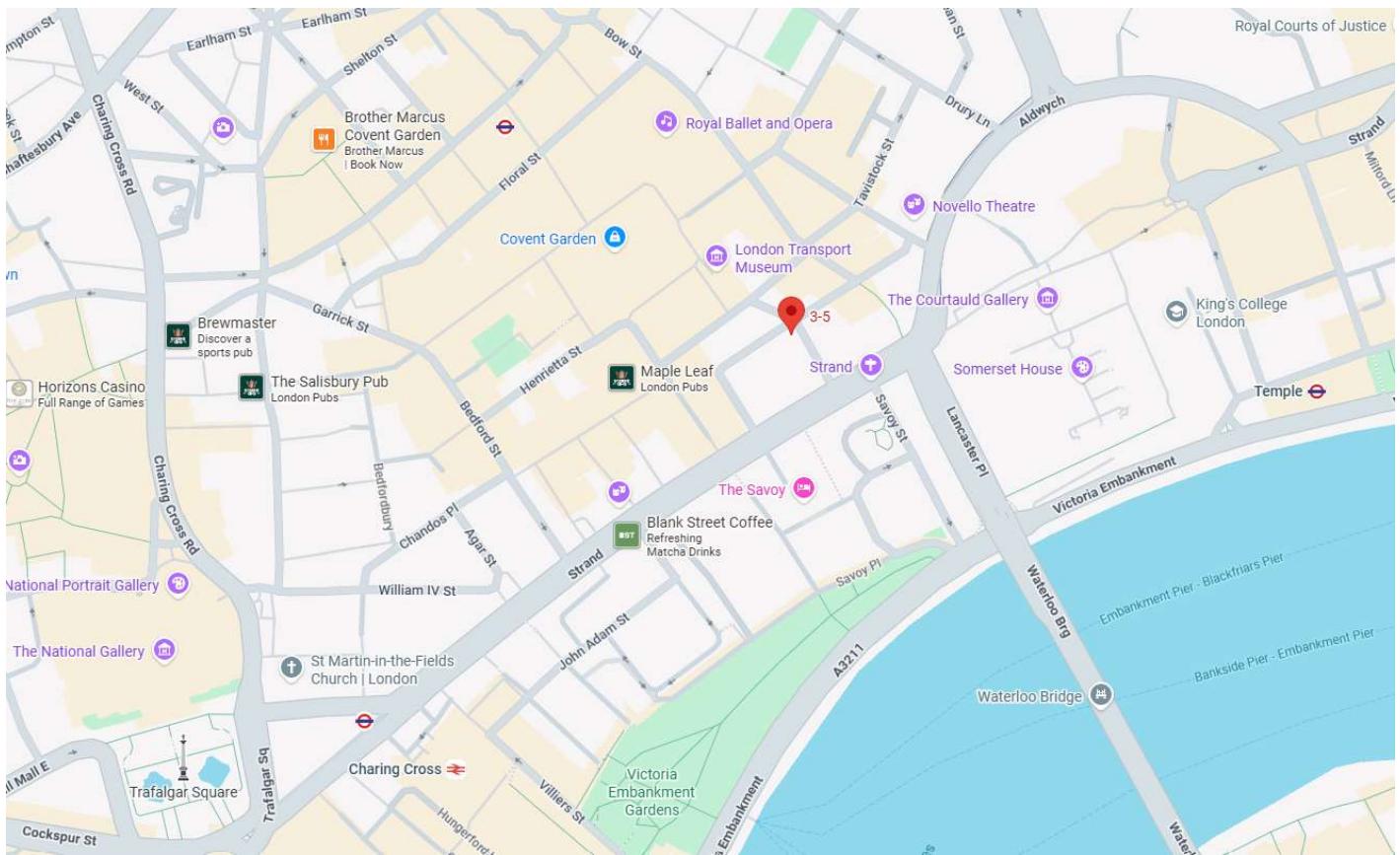
## EPC

Available upon request.

## Further Information & Viewings

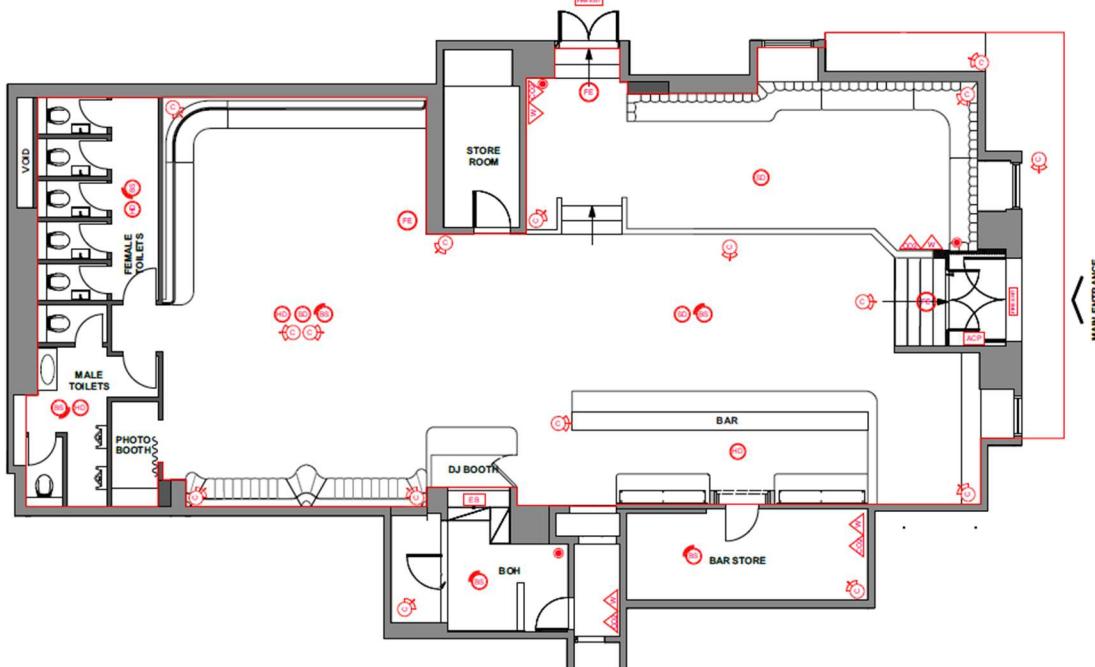
For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email: [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)

## Location Plan



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

## Floor Plans



## Additional Photos

