

## 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 - OFFERS INVITED**

Subject To Contract

Sole Selling Agent

LONL694

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

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 £107,000 with effect from 1<sup>st</sup> April 2026.

## Tenure

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

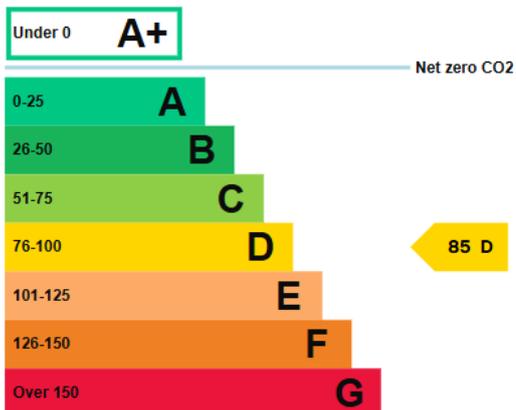
## Further Information & Viewings

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

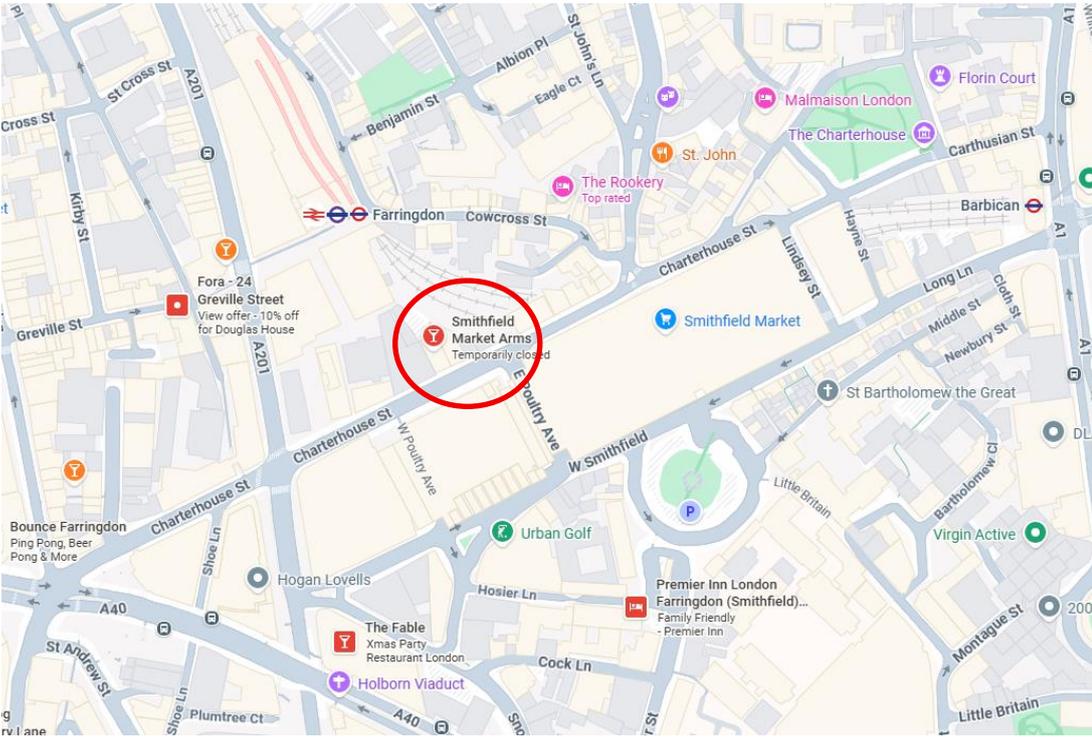
For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com) or James Grimes on 07989 986388 / email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)

## EPC

EPC Rating 'D 85'

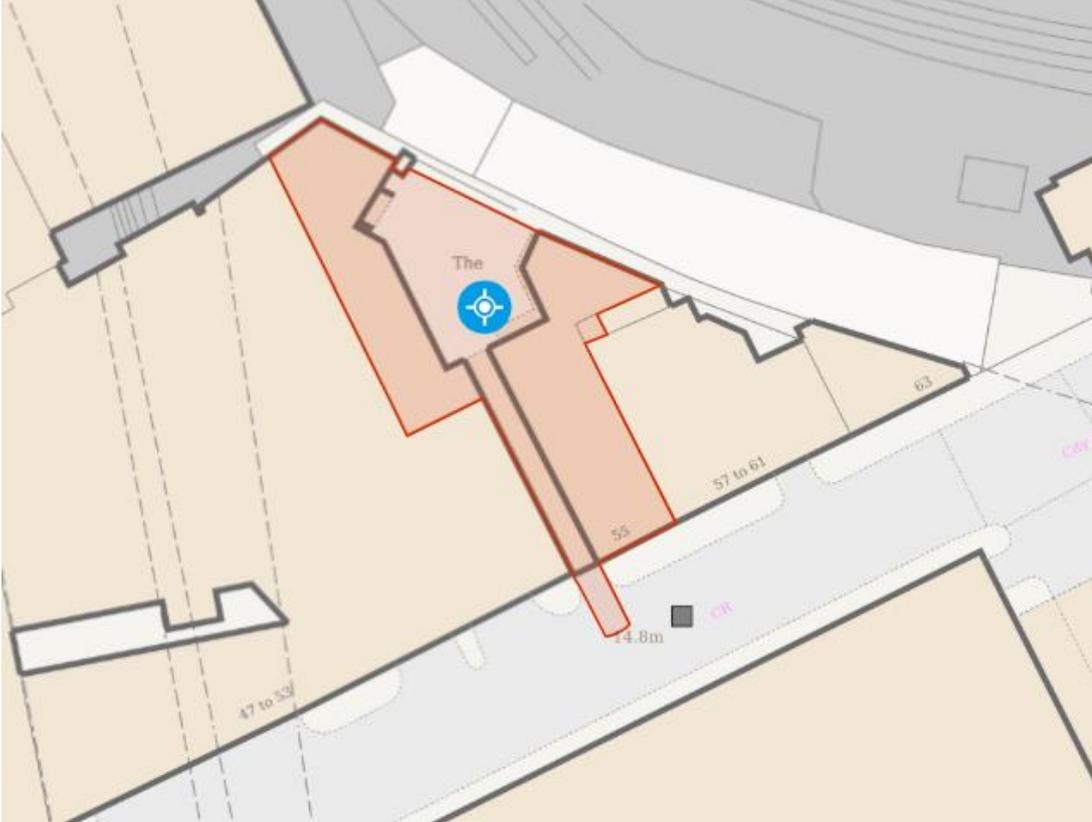


Location Plan - [Link to Location Map](#)



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

## Site Plan



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