

AG&G

CLUB FOR SALE WITH 3AM LICENCE



THE FLAMINGO CLUB, KINGLY COURT

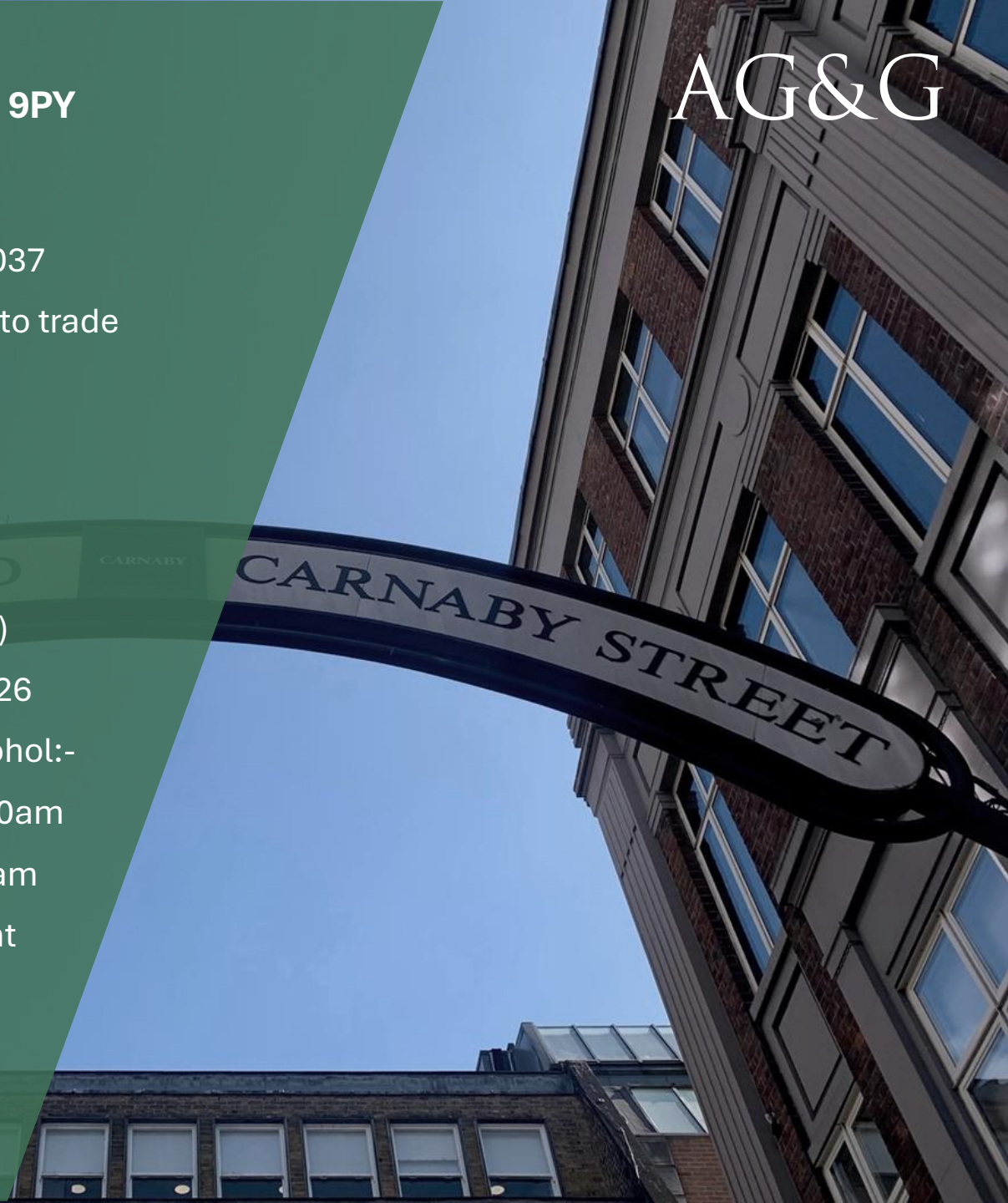


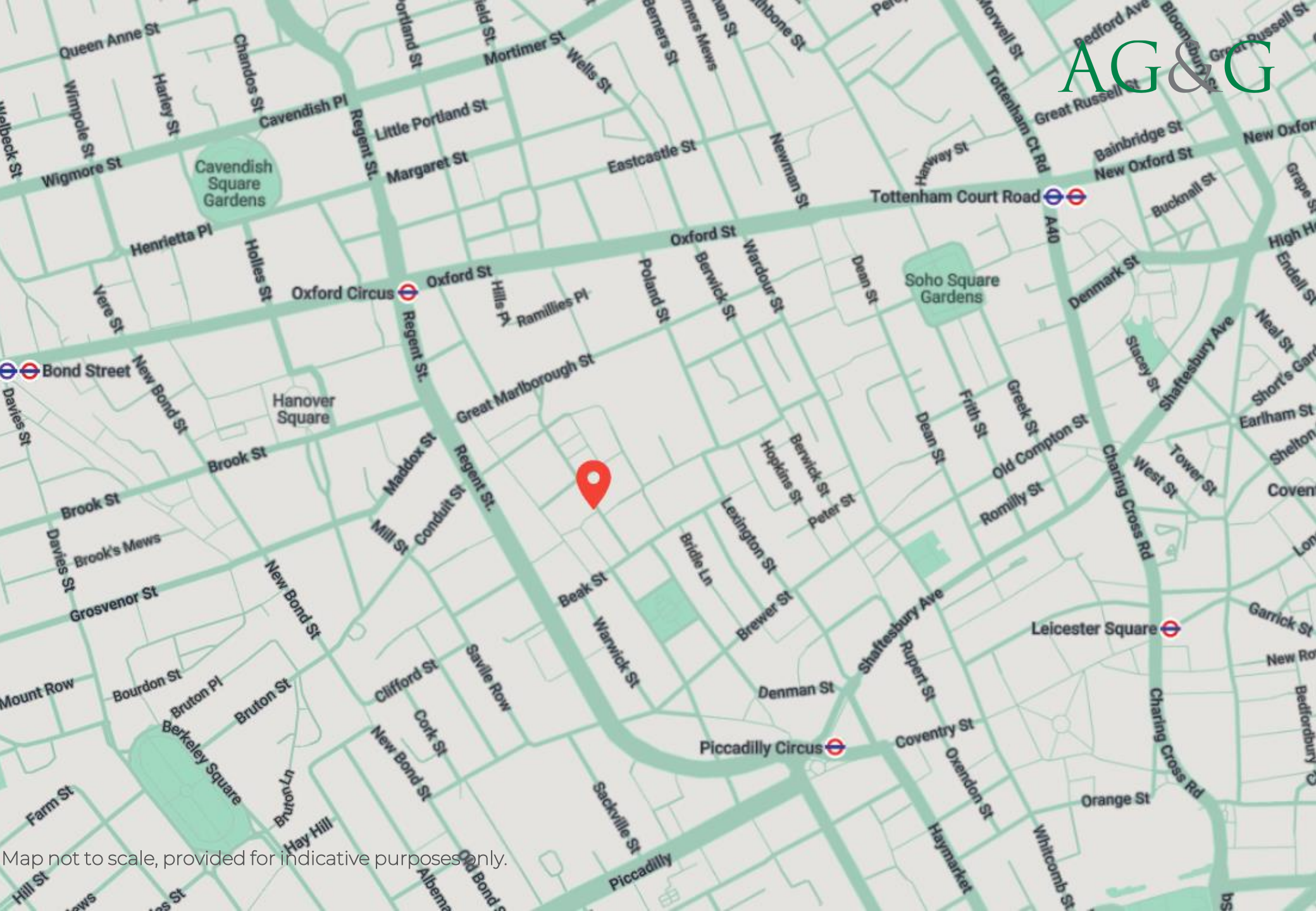
49-51 KINGLY STREET, LONDON, W1F 9PY

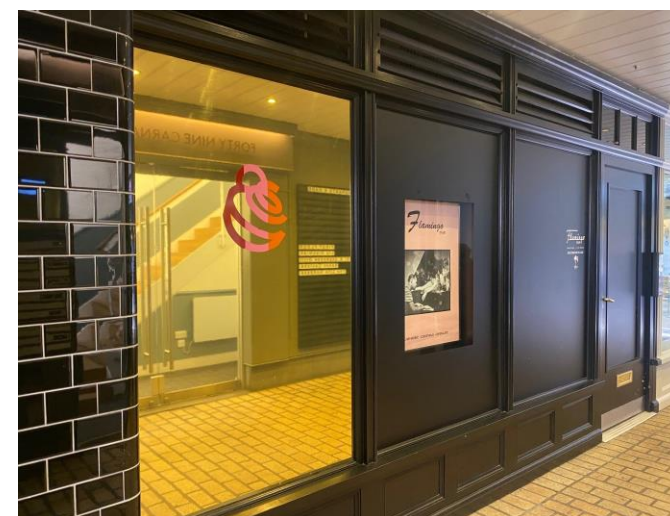
SUMMARY

- 15 year lease from expiring 2nd January 2037
- Decorated to a very high standard, ready to trade
- Next rent review: 25th December 2026
- Rent passing: £110,000 per annum
- Use: high-class licensed jazz club
- Maximum capacity: 120
- Total GIA of approx. 161 sq m (1,732 sq ft)
- Rateable Value £79,500 w.e.f. 1st April 2026
- Premises licence permits the sale of alcohol:-
 - Monday – Wednesday 10:00am until 2:00am
 - Thursday – Saturday 10:00am until 3:00am
 - Sunday – 12:00 noon until 12:00 midnight

**PREMIUM OFFERS INVITED FOR
THE LEASEHOLD INTEREST
WITH TRADE CONTENTS**









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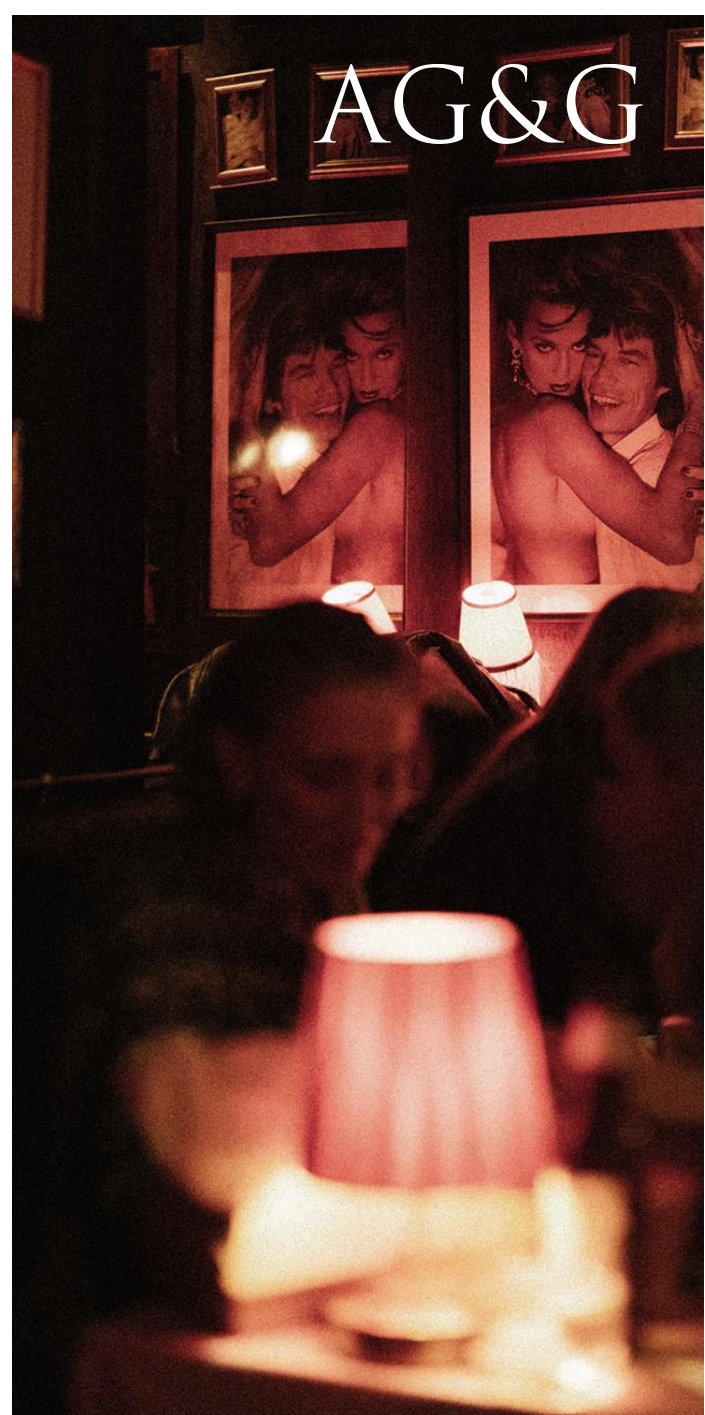
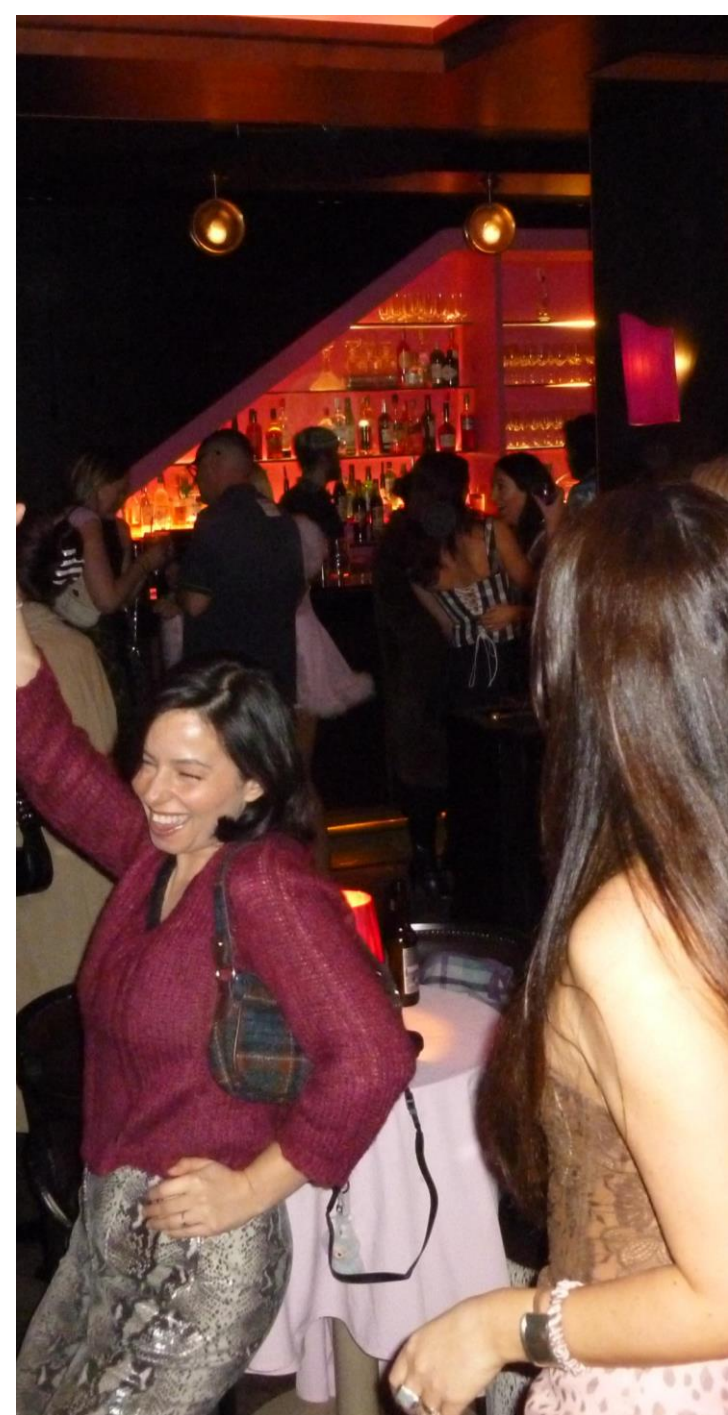
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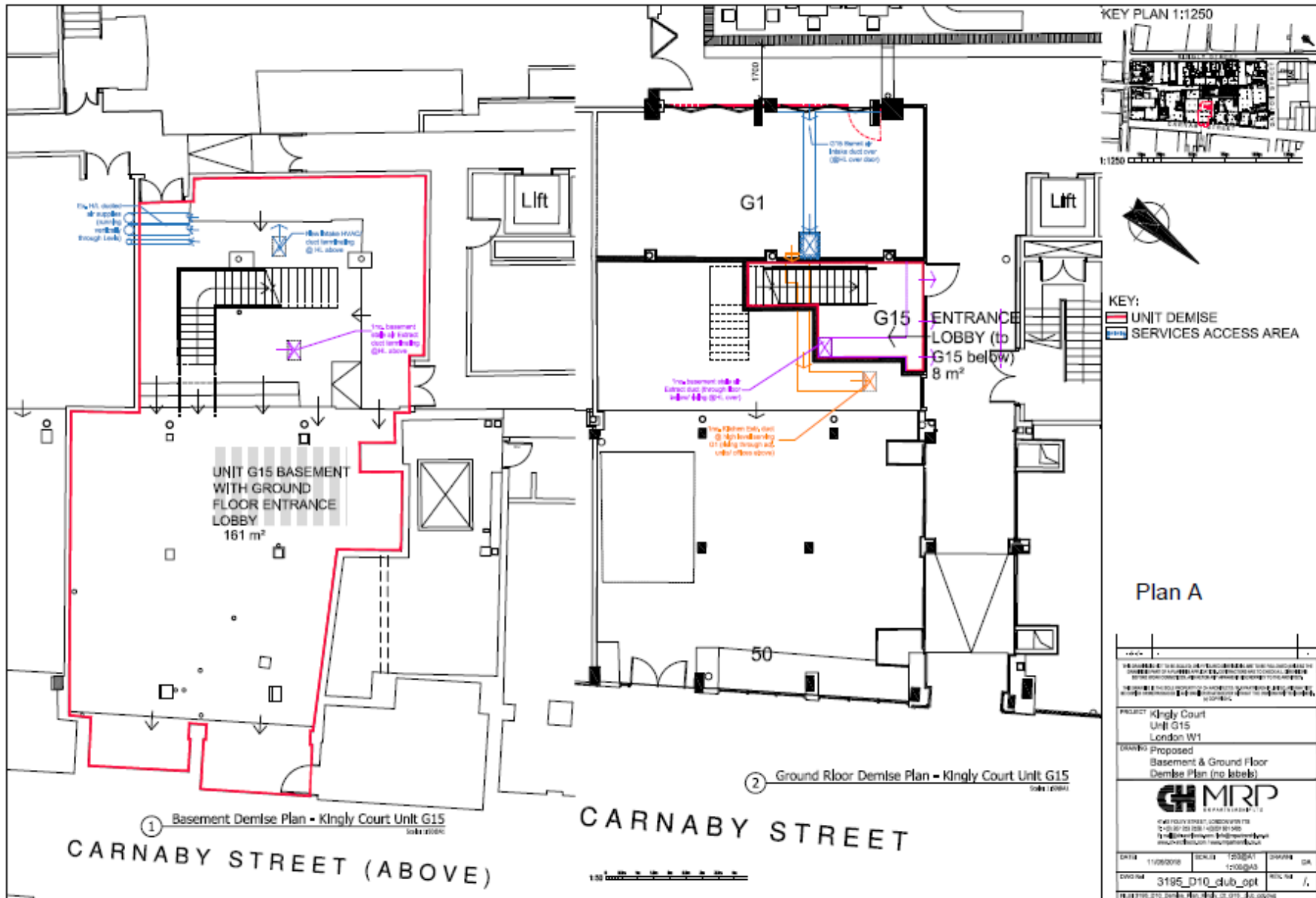


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CAMPARI







Demise Plan, not to scale, provided for indicative purposes only.



Flamingo Club Instagram



Street View



Location

VIEWINGS & FURTHER INFORMATION

The business is currently open and trading, prospective purchasers are requested to undertake a discreet customer inspection in the first instance.

On no account should the staff/management be approached in connection with this matter.

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PLEASE CONTACT:

Panayiotis Themistocli

tel: 020 7836 7826

mob: 07973 856 232

email: panayiotis.themistocli@agg.uk.com

web: agg.uk.com

Address: 8 Exchange Court
Covent Garden
London
WC2R 0JU

The 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.

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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