

ATTRACTIVE PUB / BAR OPPORTUNITY – CLERKENWELL, EC1R

**OLD CHINA HAND PH, 8 TYSOE STREET, CLERKENWELL, LONDON, EC1R 4RQ**

- Attractive Grade II Listed pub, originally constructed in circa 1856
- Situated approximately 70 metres north of the highly popular Exmouth Market
- Nearby occupiers include Morchella (Michelin Bib Gourmand), Moro and the Exmouth Arms (Urban Pubs & Bars)
- Ground floor trade area with potential for a first-floor dining room and extraction in place for a commercial kitchen
- Residential accommodation comprising one bedroom, kitchen, WC/bathroom and living area
- Licensed for the sale of alcohol until 1:30 am Monday to Sunday
- Building footprint of 113 sq m (1,200 sq ft)

OFFERS INVITED – FREEHOLD WITH VACANT POSSESSION OR NEW LEASE AVAILABLE

Subject To Contract – Sole Selling Agent

LONF703

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Location

The property is situated in Clerkenwell within an area administered by the London Borough of Islington. The local area is one of London's most characterful neighbourhoods. Clerkenwell is known for its mix of creative industries, period architecture and independent food and drink venues. The pub sits just a short walk from Exmouth Market, a vibrant pedestrianised street lined with cafes, restaurants and bars. Nearby venues include Café Kick, Coin Laundry, Gail's, Caravan and the Wilmington PH (Greene King).

Sadler's Wells Theatre is located circa 400 metres to the north east with the new London Museum set to open within the nearby Smithfield Market (950 metres south) in 2026. Angel Underground Station is approximately 650 metres to the north and Farringdon Railway, Underground (Circle, Hammersmith & City and Metropolitan lines) & Elizabeth line station is circa 800 metres to the south.

A location plan is attached.

[Link to Street View](#)

Description

The Old China Hand PH is a three storey, Grade II listed building of three storeys built above basement. It is constructed in yellow stock brick with a parapeted roof and brick end stacks, characteristic of the area's historic streetscape. Internally, the pub is known for its wooden, stripped back character comprising interconnected trade areas with a bar servery to the front and conservatory trade space to the rear. Customer WC's are located on the ground floor. The first floor includes an office/former trade area along with space for a kitchen (currently unfitted) and extraction. The second floor comprises one bedroom, kitchen, living room and bathroom/WC. The basement has usual cellarage / storage.

Please find floor plans overleaf. Nb. the basement is not shown in the floor plans.

Building Footprint:	113 sq m (1,214 sq ft)
Site Area:	121 sq m (1,306 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.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 9:00 am until 1:30 am from Monday to Sunday.

Planning

From enquiry of the London Borough of Islington, it has been ascertained that the property is Grade II Listed and situated within Roseberry Avenue Conservation Area.

Rating Assessment

The property is entered into the current (April 2026) Rating List as a 'Public House & Premises' with a Rateable Value of £8,200.

Basis of Sale

Offers are invited for the freehold interest with vacant possession with a guide price of £1,150,000 (plus VAT if applicable). Alternatively, the owner would consider rental offers for a new lease with terms to be negotiated.

EPC

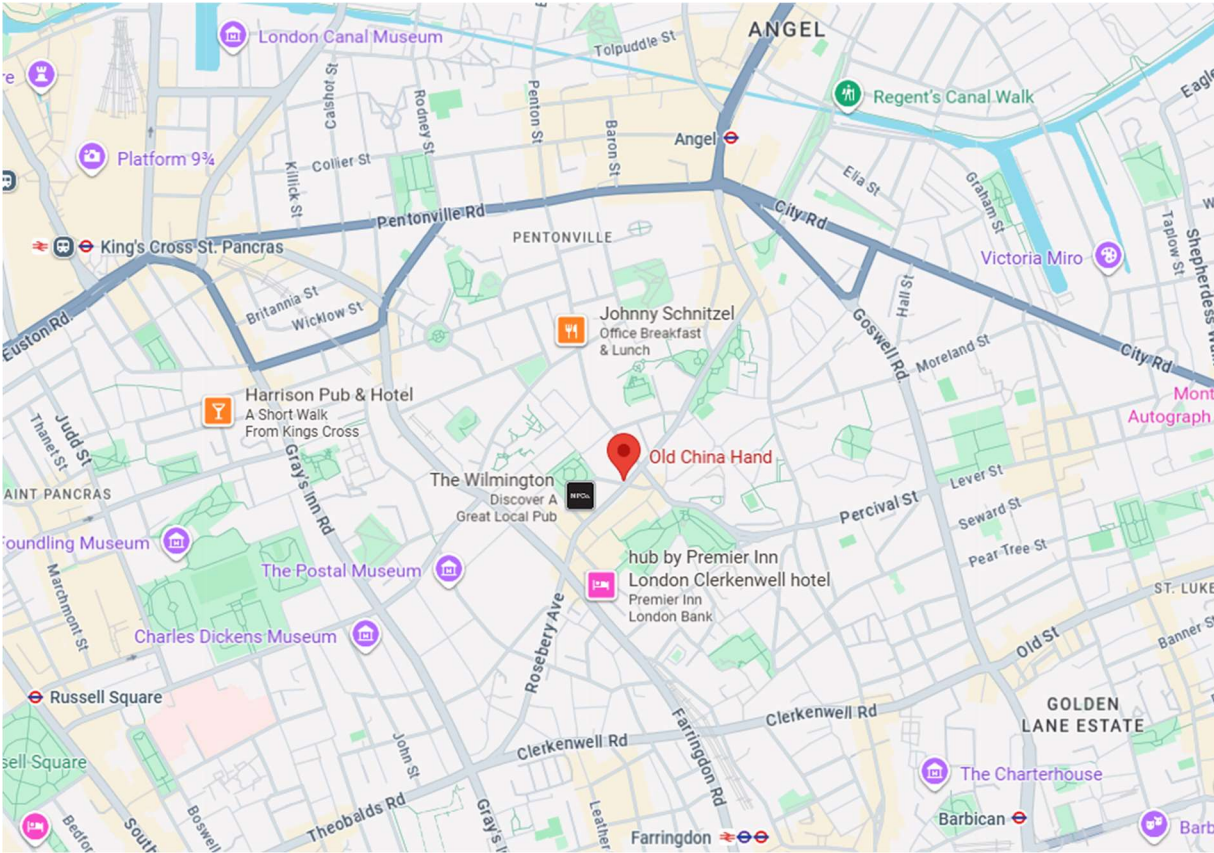
EPC certificate has expired, previous C rating up until October 2024.

Further Information & Viewing

Neither staff nor customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

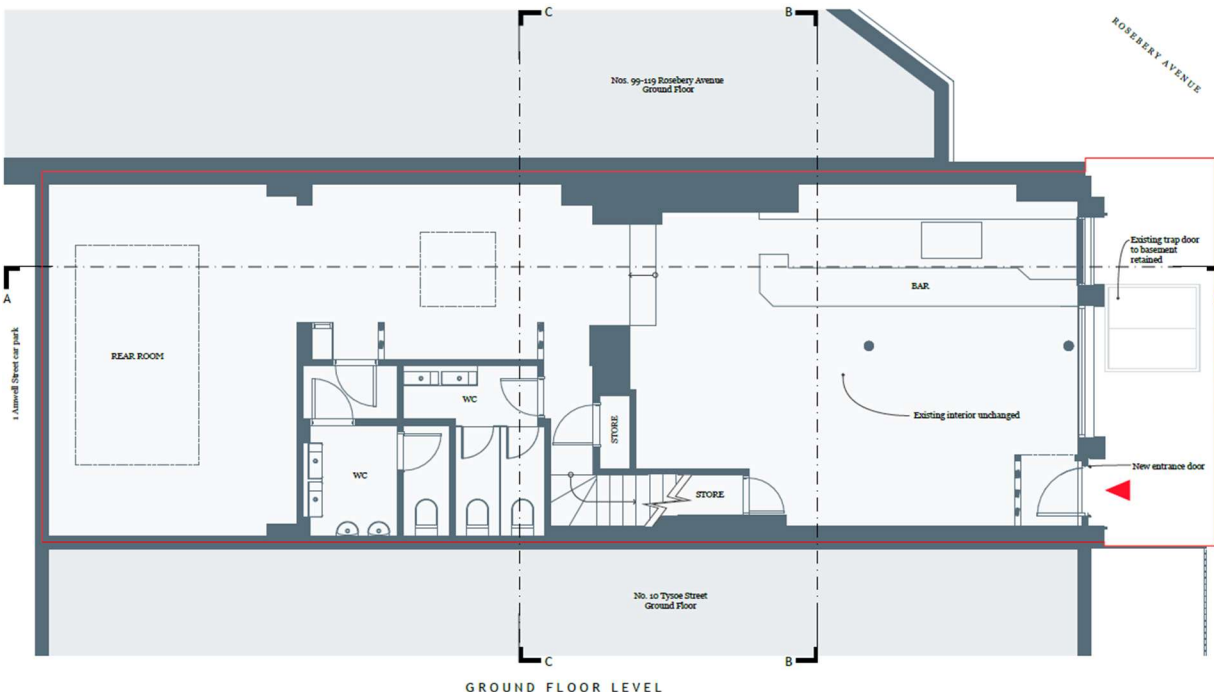
For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email: michael.penfold@agg.uk.com

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

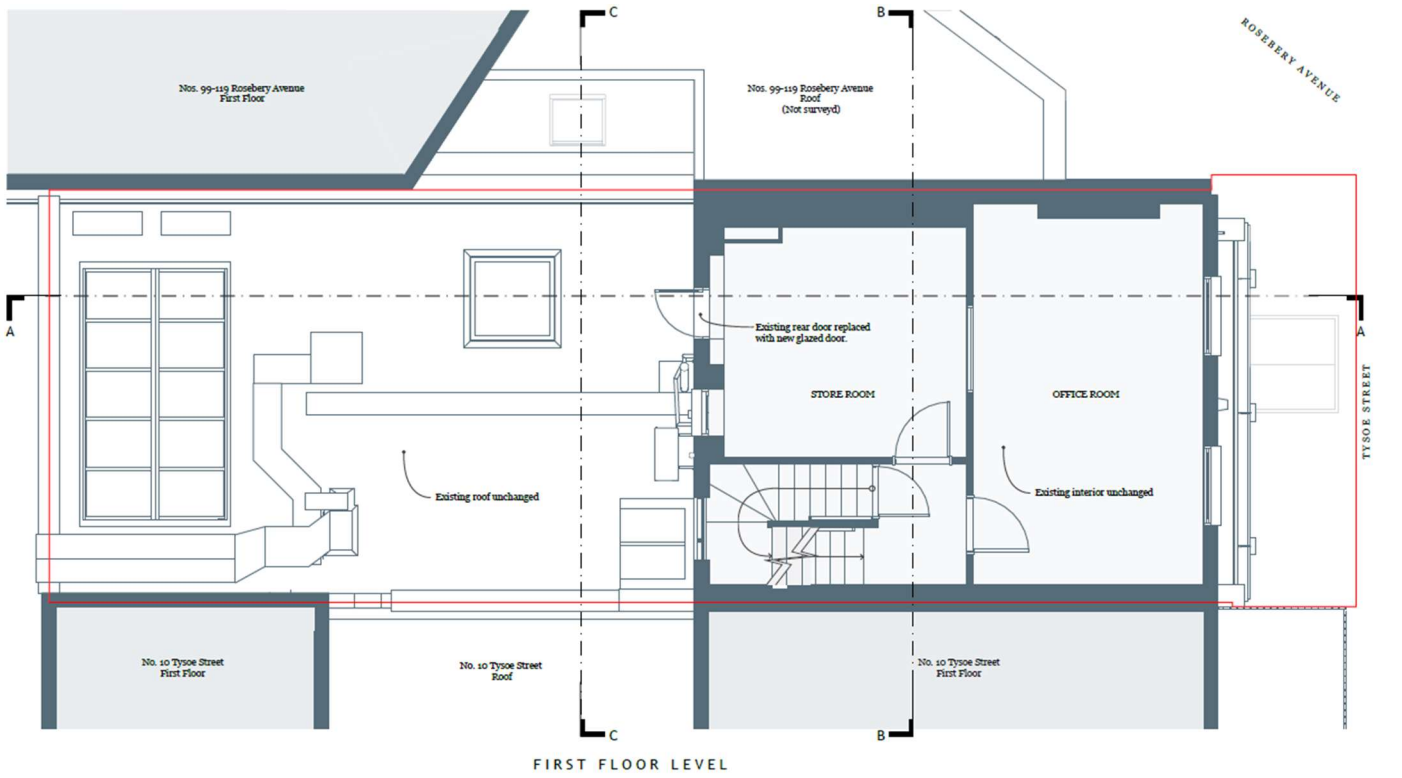


Google Maps. Not to scale - Provided for indicative purposes.

Ground Floor Plan



First Floor Plan



Second Floor Plan

