

FREE OF TIE LATE LICENSE PUB/BAR LEASE FOR SALE



Grand Union, 23 Rolls Passage, Chancery Lane, EC4A 1HL

- A4 use with late license
- Fitted kitchen
- New 25 year lease
- Low premium for quick deal

LOCATION

Located in the heart of London's Legal Quarter a stone throw from Chancery Lane, the dual fronted property is accessed via Rolls Passage (front entrance) or Cursitor Street (rear entrance). Nearby office occupiers include Saatchi & Saatchi & Bird & Bird as well as new developments at 25-32 and 28 Chancery Lane. Other occupiers include Gaucho, Cigalon, Black Sheep and Chilango.

Chancery Lane Tube Station (Central Line) and Fleet Street are both within a 5 minute walk.

DESCRIPTION

The character property is arranged over the ground and basement with trading on both levels. The basement consists of all of the back of house including a fully fitted kitchen, cellar and wc's.

The property is arranged as follows:

Ground	-	678 sq ft / 63 sq mt
External Seating	-	150 sq ft / 14 sq mt
Basement	-	1851 sq ft / 171 sq mt
TOTAL	-	2679 sq ft / 248 sq mt

LEASE

Available by way of a new 25 year lease at a rent of £99,000 pax and subject to five yearly reviews. The lease is Free of Tie and includes a stocking requirement from Star Pubs & Bars (Heineken). Further details on request. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 11 am to 2am throughout the week. A copy of the license is available on request.

PREMIUM

Offers invited for the benefit of the lease, valuable license, goodwill and fixtures and fittings.

BUSINESS RATES

£21,479 - Rates payable for 2017/18

VIEWING

By appointment only through:

Marc Rogers

07816764653

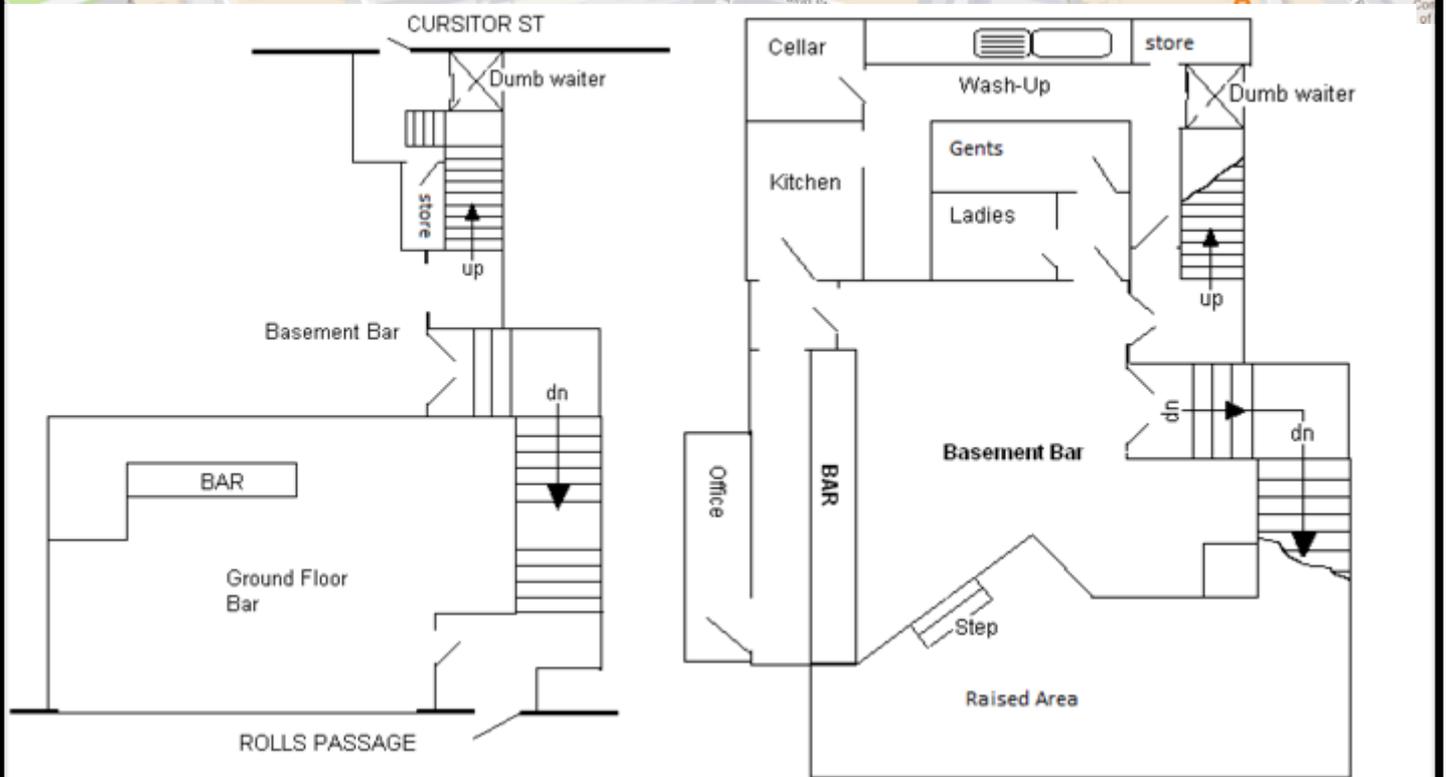
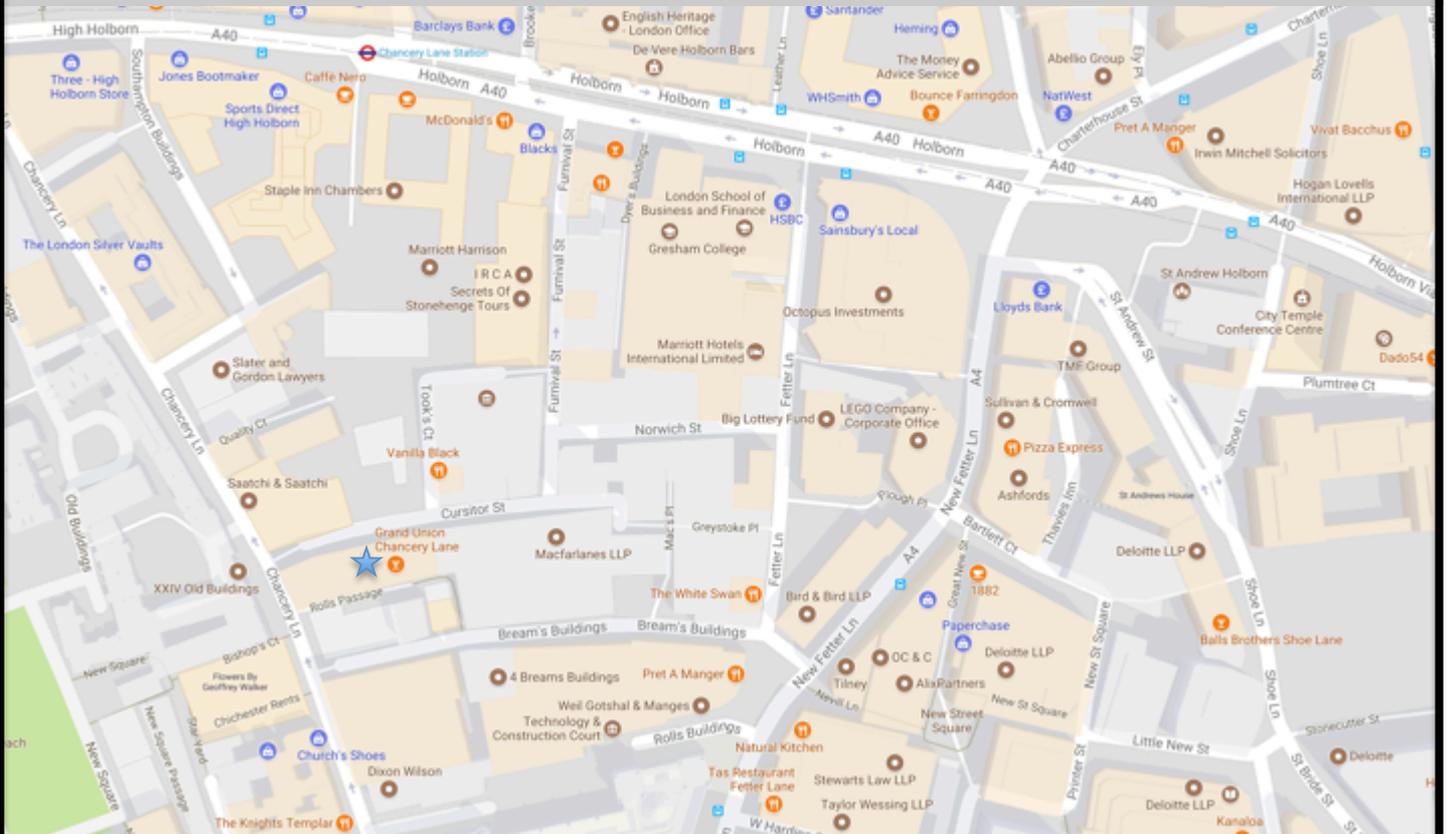
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PROPERTY



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