

5,000 SQ FT BAR RESTAURANT FOR SALE, LEADENHALL MARKET**LANGBOURNS, 77 GRACECHURCH STREET, LONDON EC3V 0AG**

- 5,000 sq ft bar restaurant Leadenhall Market
- 170 covers on ground floor
- Recently refurbished to high standard
- Pub licence to midnight – Business closed
- Long lease – Rent £182,500 per annum

OFFERS INVITED FOR THE LEASEHOLD INTEREST

Subject to Contract

LONL629

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LOCATION

Situated to the rear of Leadenhall Market in between Gracechurch Street, Fenchurch Street and Lime Street. The property is approximately 200m from Monument Underground Station and approximately 350m equidistant from Bank and Fenchurch Street Stations.

DESCRIPTION

Corner property forms part of the ground and basement of a multi storey commercial building.

ACCOMMODATION

Circa 170 covers, bar servery, private dining, stairs providing customer access to basement toilets. Kitchen and storage in basement.

FLOOR AREAS (not measured)

Ground Floor:	2,800 sq ft
Basement:	<u>2,200 sq ft</u>
Total	5,000 sq ft

NB: The floor areas set out 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.

TENURE

Held leasehold for a term expiring 23rd October 2033 at a passing rent £182,500 per annum of subject to review every 5 years.

User – high class restaurant with ancillary bar or high-class gastro pub / gastro pub bar (being a suis generis use), subject to planning.

20-year reversionary lease commencing 24th October 2033.

RATING

The property is listed as a restaurant and premises and has a rateable value of £178,000 wef April 2023.

PLANNING

From informal enquiry, it has been ascertained that the property is not listed but situated in the Leadenhall Market conservation area.

Planning permission granted in November 2022 for change of use from Use Class E (b) to Sui Generis drinking establishment with expanded food provision.

PREMISES LICENCE

From informal enquiry, it has been ascertained that the premises licence allows for the sale of alcohol on and off the premises from between 07:00 and 00:00hrs (full on licence).

EXCLUSIONS

Excluded from the sale is anything uniquely associated with vendor, electronic tills and computers, stock, smallwares and personal effects of the staff.

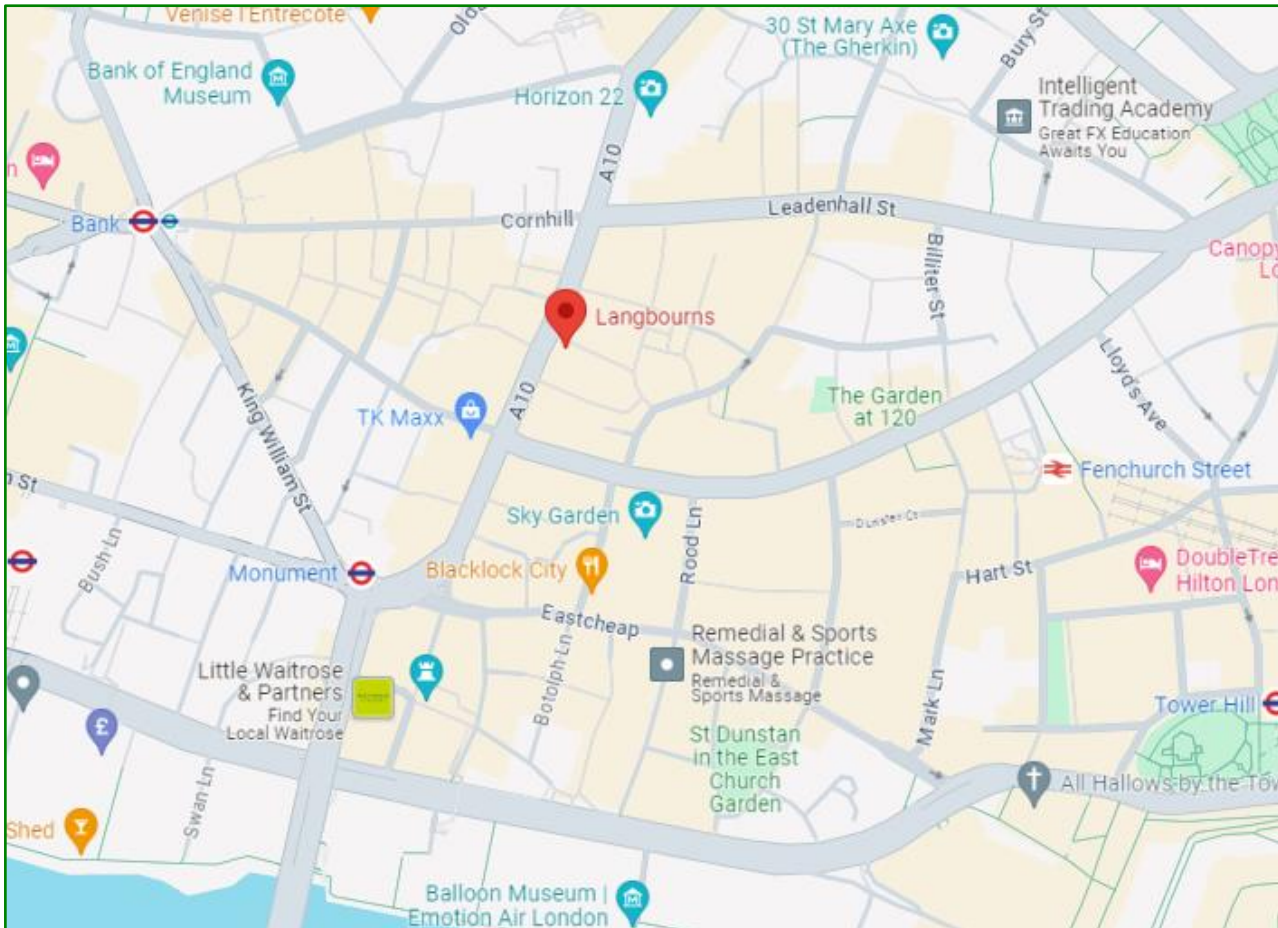
EPC

Available upon request.

VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

LOCATION MAP - [Link to Location Map - Langbourns, EC3](#)



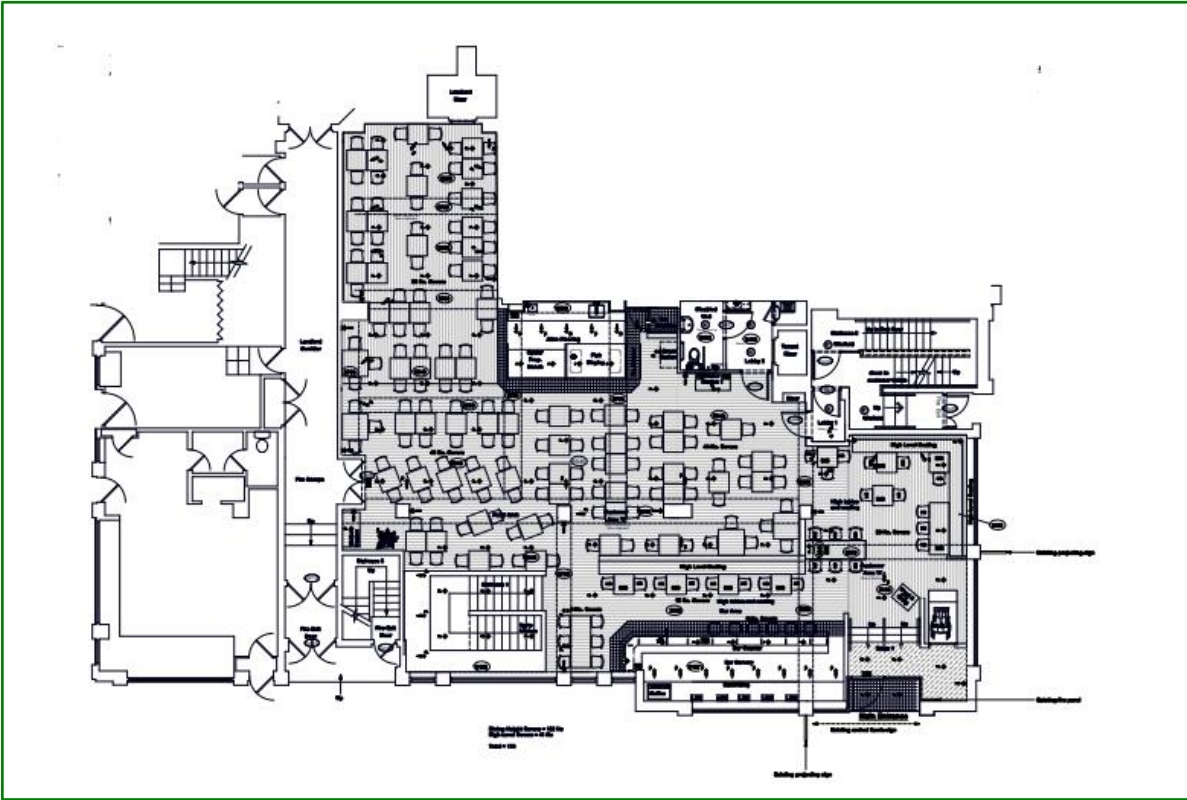
Source: Google Maps. Not to scale - provided for indicative purposes only.

INTERNAL PHOTOS

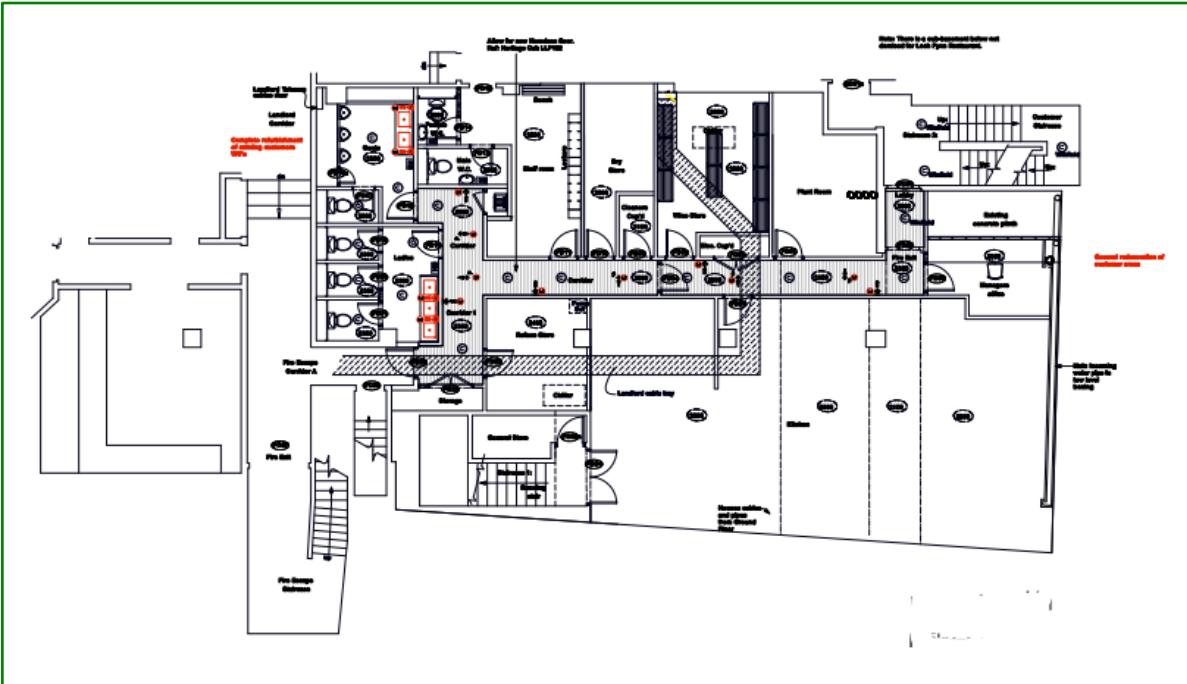


FLOOR PLANS

Ground Floor



Basement



Not to scale - provided for indicative purposes only.