

## EAST-END FREEHOLD PUB FOR SALE

APPROX. 200 METRES FROM ALDGATE EAST UNDERGROUND STATION

**BAR LOCKS, 21 WHITE CHURCH LANE, WHITECHAPEL, LONDON, E1 7QR**

- Prominent corner pub with sizable upper parts.
- Scope to self-contain the upper parts.
- Total gross internal area approx. 433 sq m (4,657 sq ft).
- Not listed and not situated within a conservation area, currently 'Sui-Generis' Public House Use.
- May suit alternative uses/residential conversion to the upper parts (subject to obtaining necessary consents).

[VIRTUAL TOUR](#)**FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION****UNCONDITIONAL OFFERS INVITED + VAT****SUBJECT TO CONTRACT – sole selling agent**

LonF594

**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 • Associate Director P.A. Themistocli BSc (Hons) MRICS**

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The pub lies within an area administered by the London Borough of Tower Hamlets and fronts White Church Lane at its junction with Manningtree Street. It is surrounded by a mixture of medium and high rise properties providing both residential and commercial uses. A recently developed 20+ storey hotel lies opposite. This site is situated on the fringes of the City of London and White Church Lane lies almost equidistant between Whitechapel High Street (A11) to the north and Commercial Road (A13) to the south.

The nearest Underground Station is Aldgate East which lies approximately 200 metres to the west, providing access to both the Hammersmith & City and District Lines. Liverpool Street Railway and Underground Stations are located circa 800 metres to the north west and Whitechapel Station (Hammersmith & City, District and London Overground Lines) lies less than 650 metres to the north east.

A location plan is attached.

## Description

An imposing corner four storey property built over part basement beneath a mansard roof. The site is 100% covered. The accommodation can be summarised as follows:-

Ground Floor	Open plan trading area decorated in a traditional style fitted with a single bar servery, a set of customer wc's.
Basement	Cold beer store and ancillary storage area.
First Floor	Trading area with a single bar servery, trade kitchen, single female wc and a single male wc.
Second Floor	Three rooms, a domestic kitchen and a shower room.
Third Floor	Four rooms and a bathroom.

A set of floor plans and a site plan are attached.

We have been advised that the property has the following approximate gross internal floor areas:-

Ground Floor	100 sq m (1,076 sq ft)
First Floor	100 sq m (1,076 sq ft)
Second Floor	80 sq m ( 860 sq ft)
Third Floor	73 sq m ( 785 sq ft)
Basement	80 sq m ( 860 sq ft)
Total	433 sq m (4,657 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 property benefits from a Premises Licence permitting the sale of alcohol from noon until 10:30pm on Sunday and from 11:00am until 11:00pm on Monday to Saturday.

## Planning

We have been advised by the London Borough of Tower Hamlets that the property is not listed by English Heritage as being of Special Architectural or Historical interest and nor is it situated within a conservation area. The building is locally listed and the site falls within an area of Archaeological Importance.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £22,100.

## Basis of Sale

Unconditional offers are invited for the freehold interest with vacant possession upon completion. VAT will be payable in addition to the purchase price.

## Further Information & Viewings

The pub is closed and not trading at present. The following viewing days have been organised:-

**Wednesday 12<sup>th</sup> May 2021 from 12:00pm**

**Wednesday 26<sup>th</sup> May 2021 from 12:00pm**

For further information or to organise a viewing appointment on one of the above viewing days, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

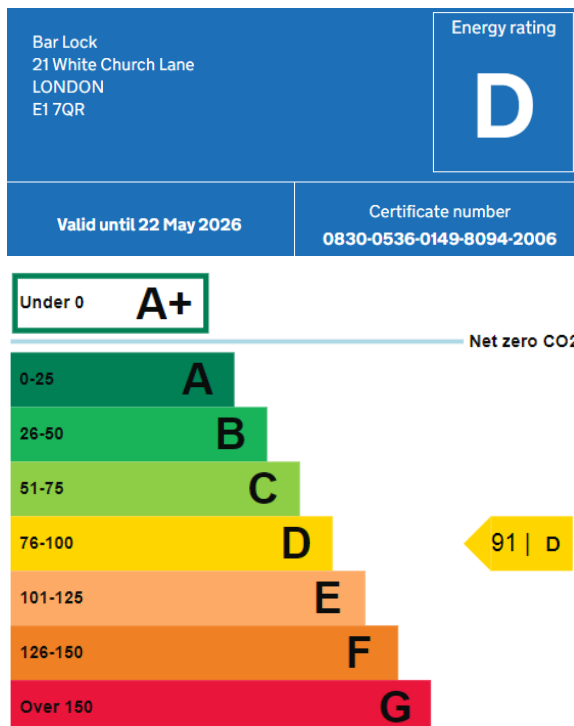
**Covid compliant rules will apply when viewing and persons will not be permitted access without appropriate face coverings. Each viewing shall be by prior appointment only.**

## Money Laundering

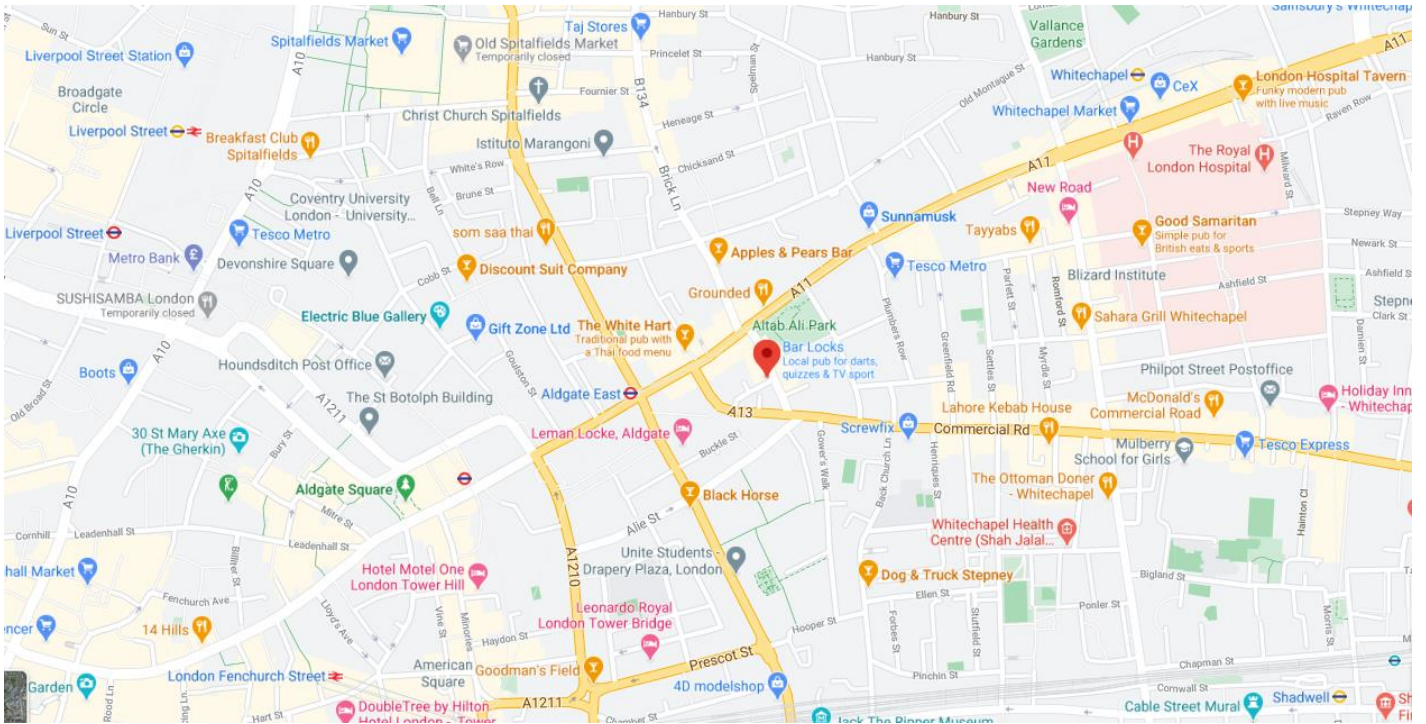
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## EPC

EPC Rating "D" 91 – extract below.

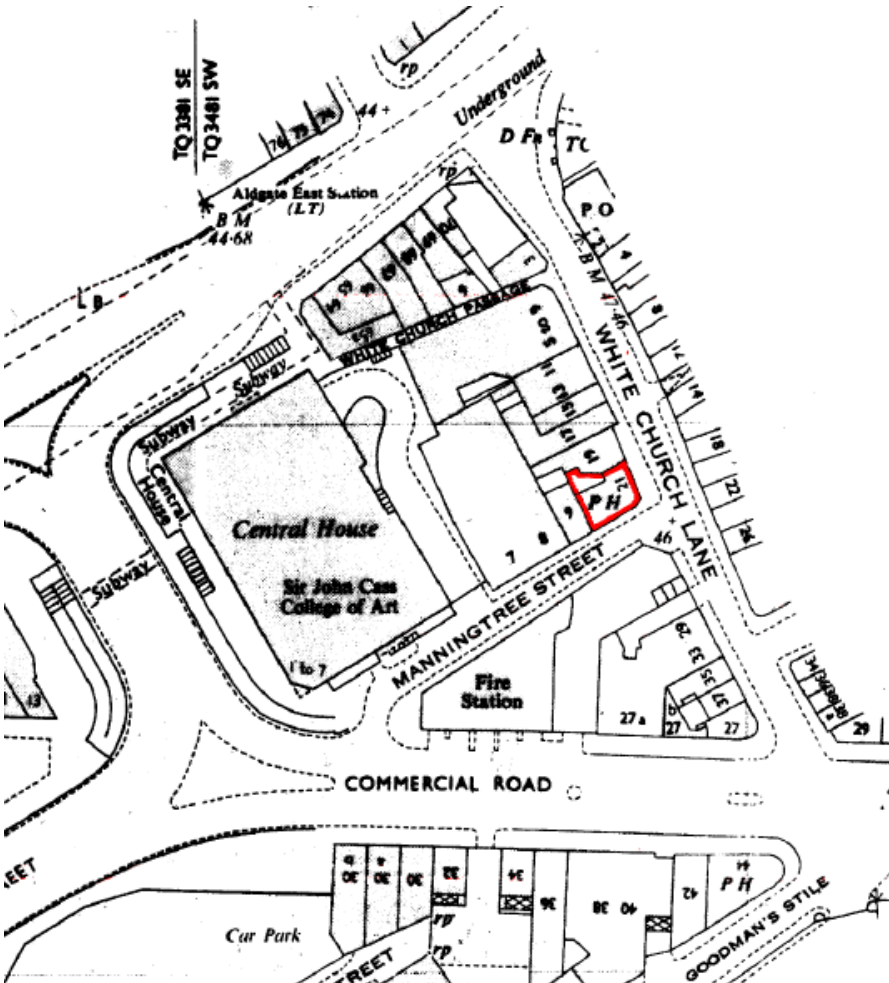


## Location Plan



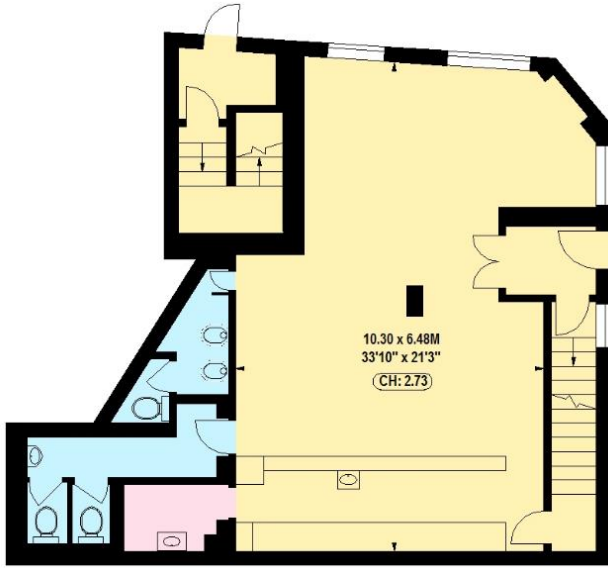
Google Maps. Not to scale - Provided for indicative purposes

## Site Plan

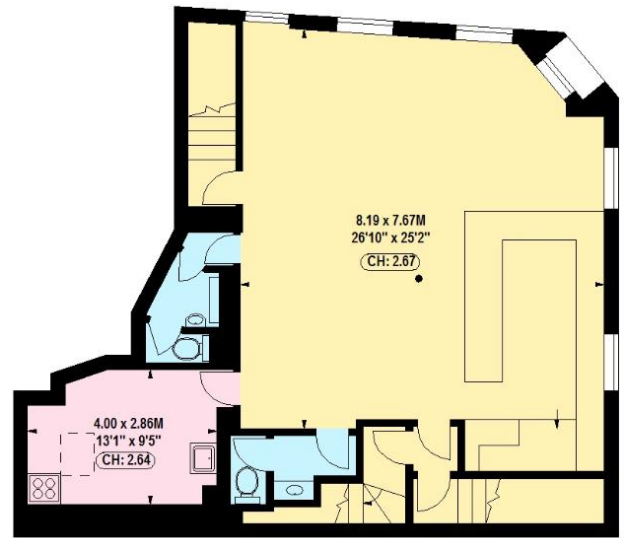


Source: HM Land Registry. Not to scale - provided for indicative purposes only.

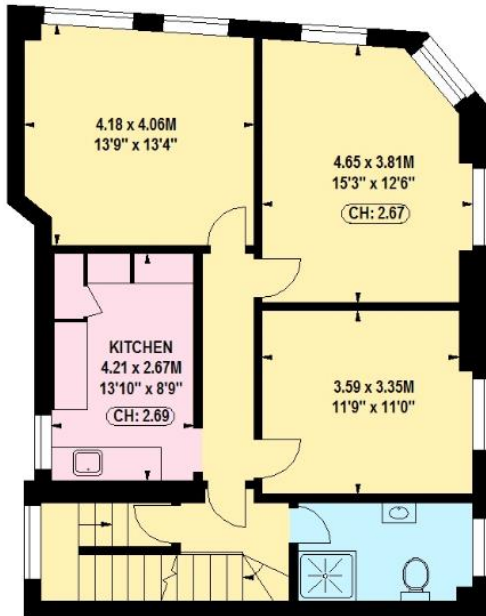
## Floor Plans



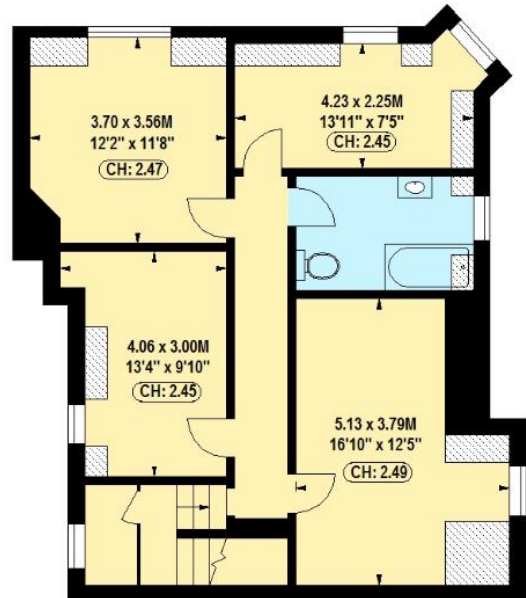
Ground floor



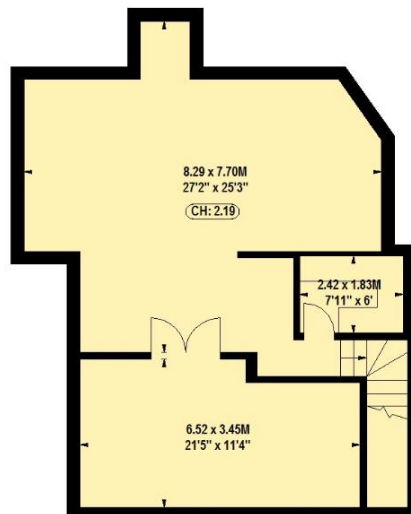
First Floor



Second floor



Third Floor



Basement

Not to scale - provided for indicative purposes only.

(CH = Ceiling Height in metres)