

## RARELY AVAILABLE - FREEHOLD VACANT POSSESSION PUB LEMAN STREET, LONDON, E1



### THE OLIVER CONQUEST, 70 LEMAN STREET, LONDON, E1 8EU

- Prominent position fronting Leman Street surrounded by high-rise mixed use developments.
- Well-presented public house with ground and first floor trading areas plus trade kitchen.
- Approx. gross internal area of 360 sq m (3,878 sq ft).
- Four bedroom flat at second floor level.
- Self-contained access to the upper parts via Leman Street frontage.
- Licensed to sell alcohol until midnight on Thursday, Friday and Saturday.
- May suit alternative uses (subject to obtaining necessary consents).

**FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION**

**UNCONDITIONAL OFFERS INVITED (+VAT)**

**SUBJECT TO CONTRACT** Sole selling agent

LonF596

[Location Plan](#)

[Exterior View](#)

[Virtual Tour](#)

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## Location

The pub lies within an area administered by the London Borough of Tower Hamlets, approximately one and a quarter kilometres east of the heart of the City of London (Bank). The building fronts Lemn Street (A1202) near its junction with Alie Street. The surrounding area comprises a mixture of offices, leisure, retail and residential uses within medium / high rise properties mixed in terms of age and style including:- a six storey office adjacent, an eight storey student accommodation block opposite, three and four storey period properties nearby with a few 20+ storey residential towers within close proximity.

The nearest Underground Station is Aldgate East (Hammersmith & City, Circle, and District Lines) which lies approximately 250 metres to the north.

Location plan attached.

## Description

An imposing he mid-terraced property set out over three storeys above part basement. The building benefits from self-contained access to the upper parts. There is an external seating area to the front sufficient for four tables/eight covers, this area is edged blue on the attached plan but does not lie within the freehold title. The accommodation can be summarised as follows:-

Ground Floor:	Open plan trading area decorated in a traditional style fitted with an 'L' shape bar servery, wood panelled interior walls and exposed timber floor. A set of male and female customer wc's.
First Floor:	Additional trading area, decorated in a traditional style, fitted with a single bar servery, mechanical hoist to ground floor and basement levels, a trade kitchen and a set of male and female customer wc's.
Second Floor:	Domestic accommodation comprising, four rooms, office, and a bathroom with separate wc.
Basement:	In use as a cold beer store and general ancillary storage area.
External:	Seating area to the front, not within the property's demise but has been sectioned off from the public highway.

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

The property has the following approximate gross internal areas:-

<b>Ground Floor</b>	111.2 sq m (1,197 sq ft)
<b>First Floor</b>	98.4 sq m (1,059 sq ft)
<b>Second Floor</b>	82.5 sq m ( 888 sq ft)
<b>Basement</b>	68.2 sq m ( 734 sq ft)
<b>Total</b>	360.3 sq m (3,878 sq ft)

The site is 100% site covered:-

<b>Total Site Area</b>	127 sq m (1,366 sq ft)
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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 11:00am until 10:30pm on Sunday to Wednesday and from 11:00am until midnight on Thursday to Saturday.

## Planning

We have been advised by the London Borough of Tower Hamlets that the property is Grade II listed but does not lie within a conservation area.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £28,400.

## 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 & Viewing

The pub is currently closed and not trading. Prospective purchasers are requested to undertake an external visit to the property in the first instance. The following viewing sessions have been organised:-

**Friday 12<sup>TH</sup> March from 12:00 Noon until 2:00pm**

**Friday 26<sup>TH</sup> March from 12:00 Noon until 2:00pm**

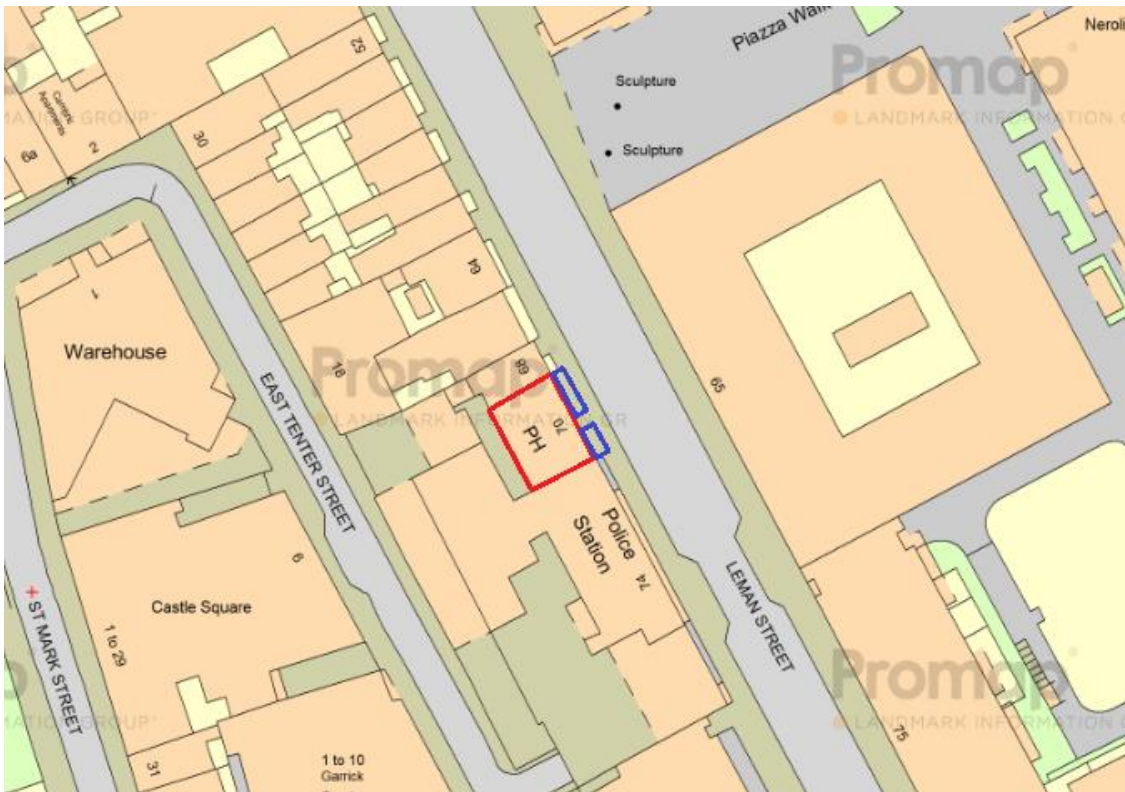
Covid compliant rules will apply when viewing and persons will not be permitted access without appropriate face coverings. Each viewing shall be by prior appointment only. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines. If you are exempt from wearing a face covering due to medical reasons, please advise us prior to the viewing.

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

## 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.

## Site Plan

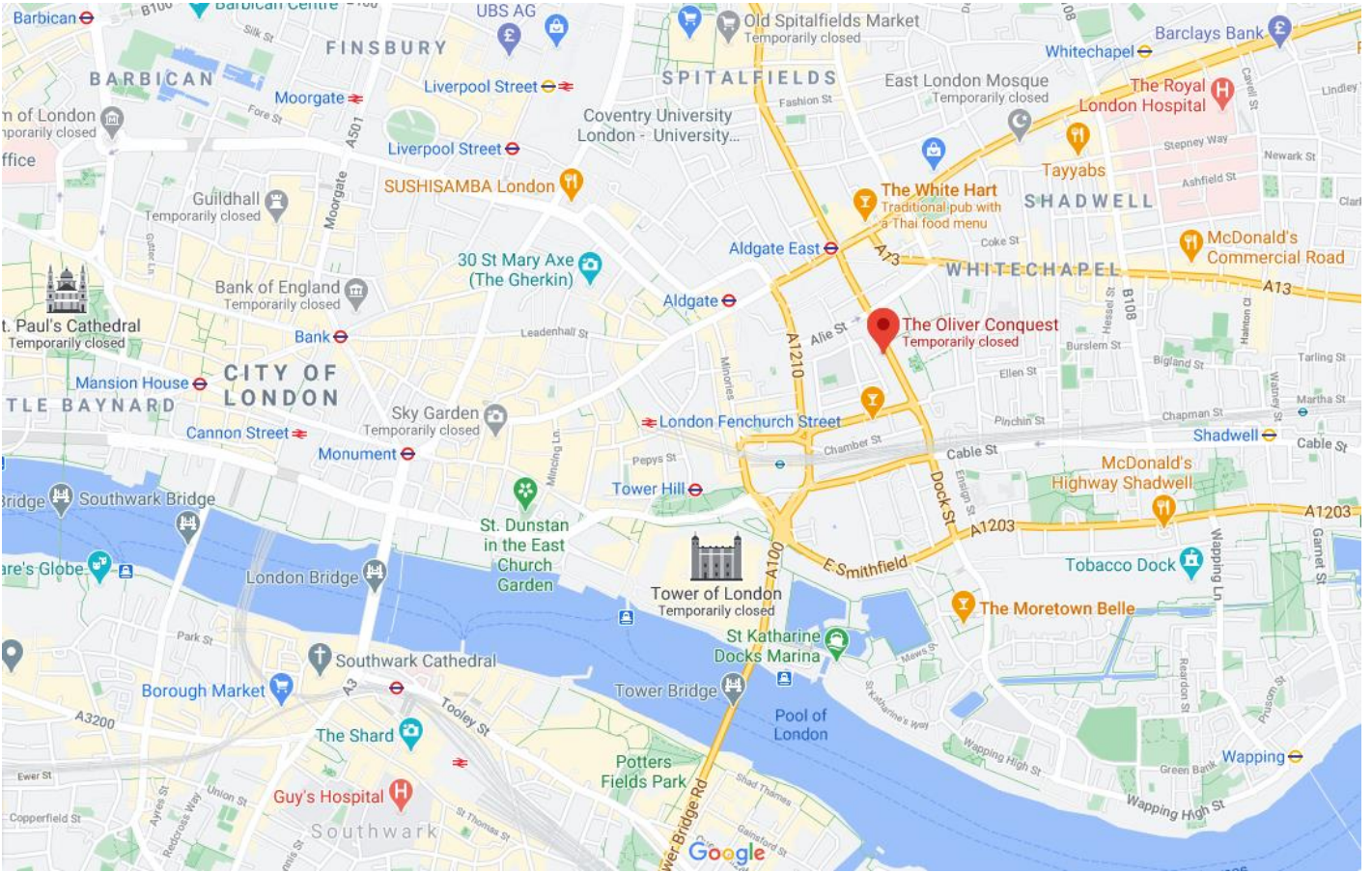


NB:- The external seating area to the front is edged in blue on the above plan is not within the property's title and is not included within this sale.

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



## Location Plan

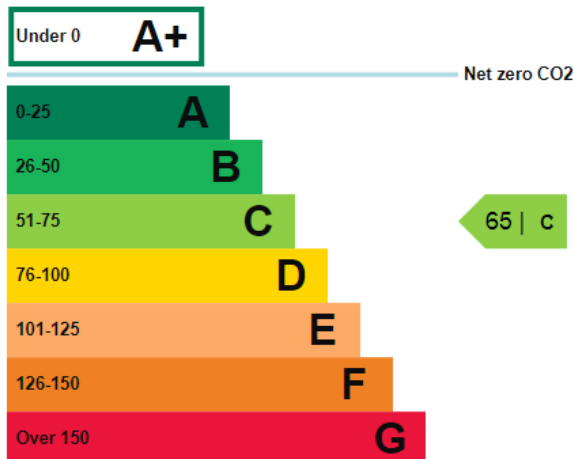


Google Maps. Not to scale - Provided for indicative purposes

## EPC

The Oliver Conquest 70 Leaman Street LONDON E1 8EU		Energy rating <b>C</b>
Valid until 5 February 2029	Certificate number 0290-5958-0381-8800-1004	


This property's current energy rating is C.

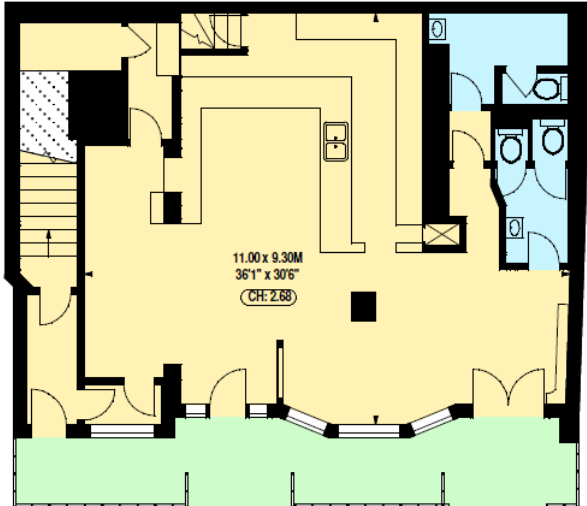


## Floor Plans

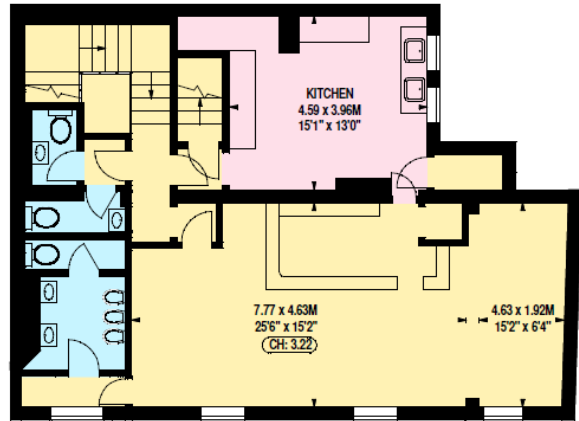
### Leman Street, E1

Approximate Gross Internal Area 360.3 sq m / 3878 sq ft

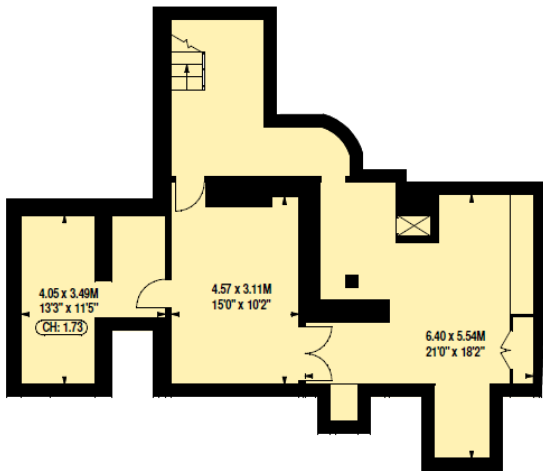
 Under 1.5m head height



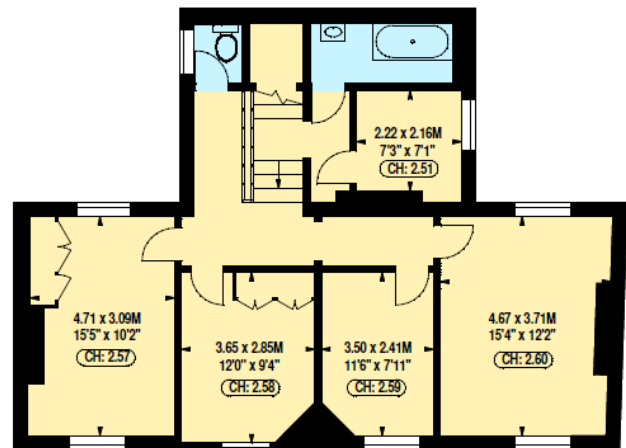
Ground floor



First floor



Basement



Second floor

Not to scale - Provided for indicative purposes.