

FREE OF TIE PUB LEASE - SOHO



COACH & HORSES PH, 2 OLD COMPTON STREET, SOHO, LONDON, W1D 4TA

- Prime central London location
- Free of tie lease with a passing rent of £135,000 per annum for the whole building
- Approximately 25 years unexpired
- Three bedroom domestic accommodation
- Close proximity to Tottenham Court Road and Leicester Square underground stations

LEASE FOR SALE – Fully fitted and equipped

OFFERS INVITED – Guide price £200,000

SUBJECT TO CONTRACT – Sole selling agent

LONL520

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Location

The property is situated on Old Compton Street at its junction with Charing Cross Road. The Palace Theatre is in close proximity and provides an additional draw to the location. The surrounding uses consist primarily of restaurants, bars and retailers. Nearby operators include Bar Termini, Patty & Bun and Mr Meng.

The property is roughly equidistant between Tottenham Court Road Underground Station (Central and Northern lines and soon Elizabeth Line) to the north and Leicester Square Underground Station (Northern and Piccadilly lines) to the south.

Description

A prominent corner site set out on four storeys above basement. Using the online ProMap measuring service the building footprint has been calculated to extend to 46.09 sqm (469.11 sq ft)

Internally the pub is set out as follows:

Ground Floor	Open plan trade area with single servery.
Basement	Male and female W/C's, cellar, storage, dry store.
First floor	Domestic kitchen, storage/possible bedroom, office.
Second floor	Two bedrooms.
Third floor	Double bedroom and bathroom.

NB: The areas set out are approximate and 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

From enquiry of the Westminster Council it is understood the property has a Premises Licence permitting the sale of alcohol from 10:00am until 23:00pm Monday to Thursday, 10:00am until midnight Friday & Saturday and 10:00am until 22:30pm on Sunday.

A special events provision on Fridays and Saturdays allow for the premises to serve alcohol from 10:00am until 01:00am (governed by supplementary conditions).

Planning

From enquiry of the Westminster Council it has been established that the property is Grade II listed and is situated within the Soho Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and with a Rateable Value of £64,000.

Tenure

The property is held under the terms of a full repairing and insuring lease expiring in 2045, with approximately 25 years unexpired. The rent payable is £135,000 per annum. A copy of the lease is available upon request.

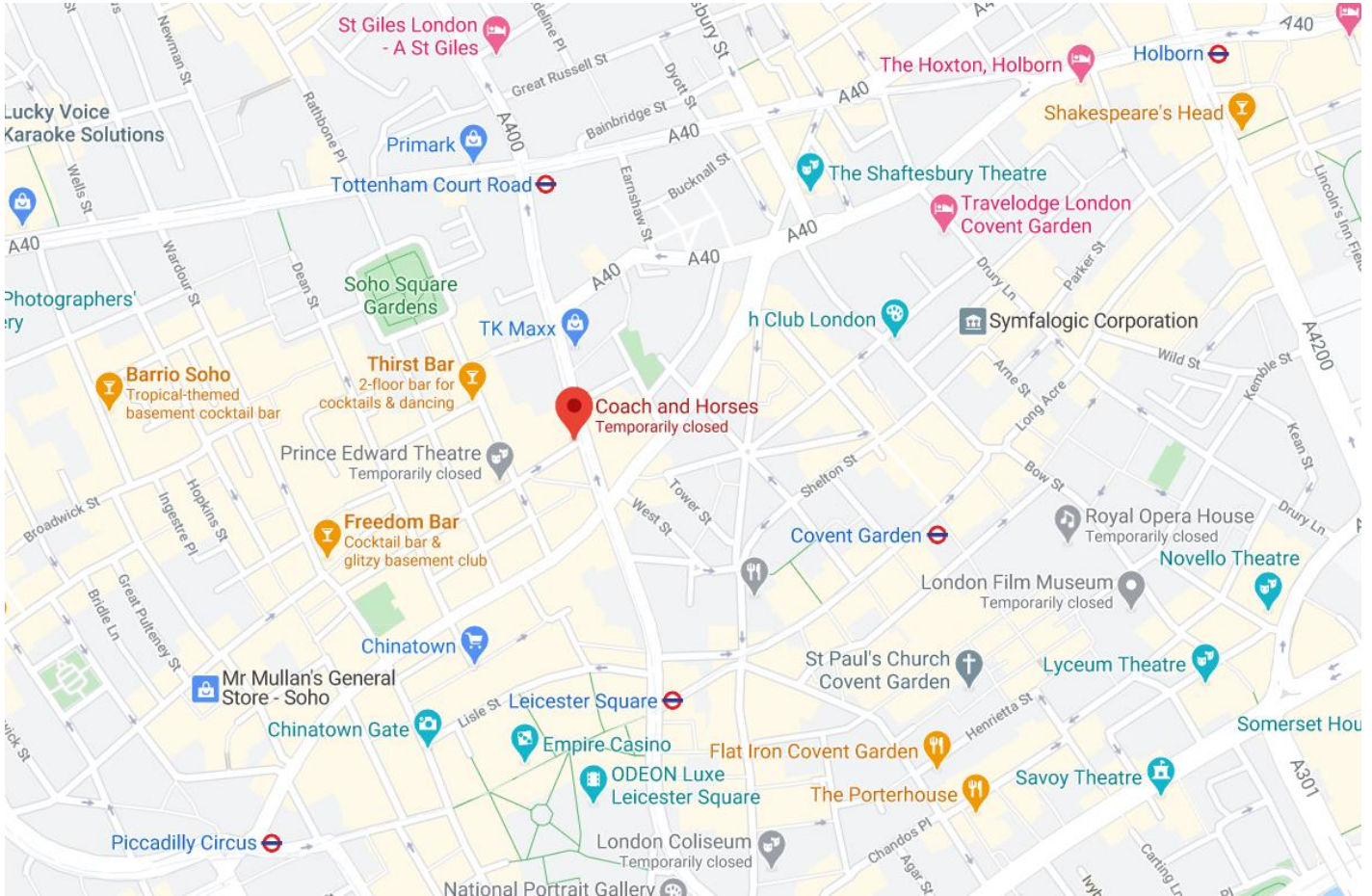
Basis of Sale

Guide price £200,000 for the fully fitted and equipped leasehold interest. Subject to contract. TUPE will apply.

Viewing and Further Information

For further information, please contact Michael Penfold on –
Tel: 07894 210 853 or email: Michael.penfold@agg.uk.com

Location Map



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

EPC

