



ATTRACTIVE PUB, LEASE FOR SALE STRAND, WC2

Historic photograph

CHESHIRE CHEESE PH, 5 LITTLE ESSEX STREET, LONDON, WC2R 3LD

- London travel 'Zone One' location
- Within 1km of Charing Cross, Leicester Square and Covent Garden
- Free of tie lease with a passing rent of £130,000 per annum for the whole building
- Approximately 23 years unexpired
- Four storeys above lower ground floor
- Three trading floors plus a trade kitchen and manager's accommodation

LEASE FOR SALE – Fully fitted and equipped

OFFERS INVITED – Guide price £50,000

SUBJECT TO CONTRACT sole selling rights

LONL521

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Location

The property is located in central London with the City of London to the east and Covent Garden / the West End to the west. The local area is administered by Westminster City Council. Temple Underground Station (District & Circle lines) is situated circa 220 metres to the south west. Charing Cross Underground & Railway Station (Bakerloo & Northern lines) is approximately 1km to the south west.

The property is opposite the landmark Berkley Homes scheme at 190 Strand: <http://www.berkeleygroup.co.uk/new-homes/london/westminster/190-strand>. The development comprises 200 residential units and 16,472 sq m (177,303 sq ft) of retail, leisure and business space.

A location plan is attached.

Description

An attractive end of terrace building of four storeys over lower ground floor. The lower ground floor comprises a trade area with a bar servery. The ground floor includes a trade area with a bar servery and male WC. The first floor has a dining / trade area with a ladies WC. The second floor comprises a two bedroom manager's flat with a living room and bathroom / WC. The third floor includes a bedroom and trade kitchen with storage areas. The basement comprises usual cellarage and storage. There is an electrical hoist from the basement to the third floor.

A copy of the floor plans (excluding the basement) can be viewed overleaf.

Basement	672 sq ft (62.4 sq m)
Lower Ground Floor	734 sq ft (68.2 sq m)
Ground Floor	705 sq ft (65.5 sq m)
First Floor	606 sq ft (56.3 sq m)
Second Floor	606 sq ft (56.3 sq m)
Third Floor	476 sq ft (44.2 sq m)
Total	3,799 sq ft (353 sq m)

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

From enquiry of Westminster City Council, it is understood that the pub benefits from a premises licence which permits the sale of alcohol from 10:00 am until 11:00 pm Monday to Saturday and from 12:00 pm until 10:30 pm on Sunday. A copy of the premise licence is available upon request.

Planning

From enquiry of Westminster City Council, it is understood that the property is Listed Grade II and situated within the Strand Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £25,000.

Tenure

The property is held under the terms of a full repairing and insuring lease expiring in 2043, with approximately 23 years unexpired. The rent payable is £130,000 per annum. A copy of the lease is available upon request.

Basis of Sale

Guide price £50,000 for the fully fitted and equipped leasehold interest. Subject to contract. TUPE will apply.

EPC

An EPC report is available upon request.

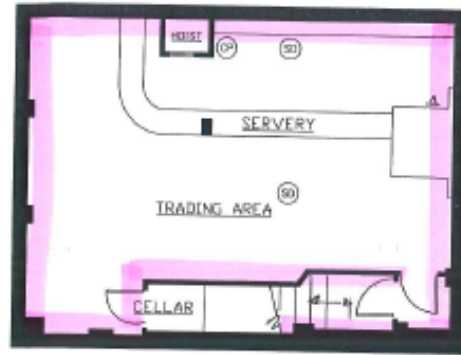
Viewing & Further Information

For further information and to arrange a viewing please contact Michael Penfold of the sole selling agents on 020 7836 7826 or michael.penfold@agg.uk.com

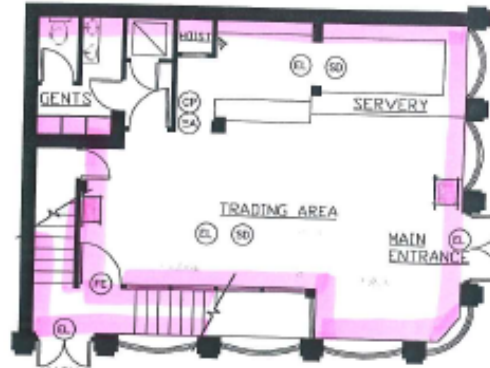


Source: Google Maps. Not to scale - Provided for indicative purposes.

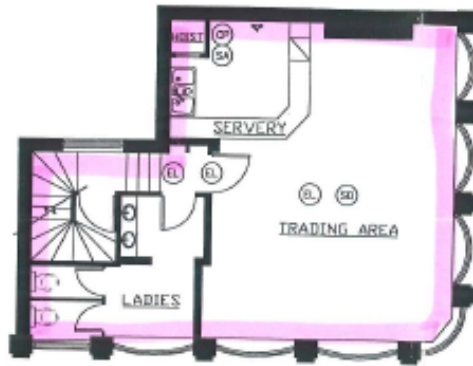




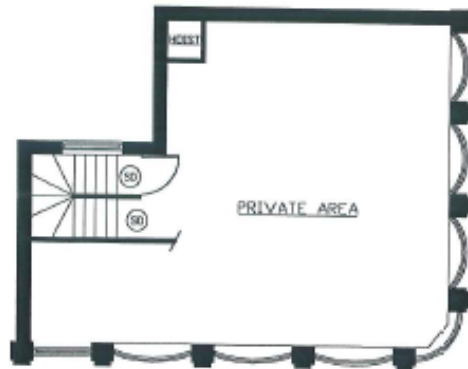
BASEMENT LAYOUT



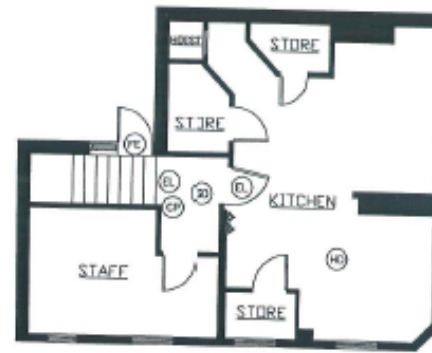
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



THIRD FLOOR LAYOUT

**CHESHIRE CHEESE
PUBLIC HOUSE**

NO.	SYM.	DESCRIPTION	CHECKED

- NOTES:
- (FE) FIRE EXIT
 - (EL) EMERGENCY LIGHT
 - (CP) CALL POINT
 - (SA) SOUND ALARM
 - (FM) FRUIT MACHINE
 - (SD) SMOKE DETECTOR
 - (HD) HEAT DETECTOR
 - d Fire EXTINGUISHER

FILE:
EXISTING FLOOR LAYOUTS

JOB FILE:
CHESHIRE CHEESE
LITTLE ESSEX ST
WC2R 3LD

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BUILDING SURVEYING CONSULTANTS
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DRAWN BY RRP	DATE CHESHIRE/001
SCALE 1:100&A3	DATE JAN '05