

## FREE-OF-TIE PUB TO LET IN LONDON MASONS ARMS, MARYLEBONE W1



(Historic photograph)

### THE MASONS ARMS 58 DEVONSHIRE STREET, LONDON, W1W 5EA

- Imposing four storey corner public house with roof terrace and basement.
- Approximately 250 metres from both Regents Park and Great Portland Street Underground Stations.
- Fully fitted pub opportunity in affluent W1 location.
- Trading area over ground and first floor, with commercial kitchen to second floor.
- Ancillary living accommodation to third floor.
- Total GIA approximately 447.51 sq m (4,817 sq ft).

**RENTAL OFFERS INVITED FOR A NEW FREE-OF-TIE LEASE** – All terms to be agreed  
(VAT to be payable in addition to the rent)

**SUBJECT TO CONTRACT** – Sole Letting Agents

LONL537

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## Location

This prominent corner building is situated on Devonshire Street, a predominately high value residential street that runs from Great Portland Street in the east to Marylebone High Street in the west. There are many medical establishments, offices, retail units and leisure operations in the surrounding area. This central London public house is a circa 2 minute walk from both Great Portland Street and Regents Park tube stations. Westminster City Council is the local authority here.

A location plan is attached.

## Description

The property is constructed over four storeys above a large basement. The ground floor has wide glass windows permitting good natural light throughout. The accommodation is as follows: -

Ground Floor	An open plan trade area decorated in traditional style with central bar servery. There is also a small wc.
Basement	The basement is much larger than the other floors and comprises a cold beer cellar which is accessed by a keg drop located on Hallam Street. There are a number of attractive under pavement vaults.
First Floor	Provides a first floor restaurant area with good natural light. Male and female customer wc's.
Second Floor	Manager's office, trade kitchen and secondary storage/prep room.
Third Floor	Two bedroom residential flat fit with domestic kitchen, bathroom and living room.
Roof Terrace	This area was formerly used for the private enjoyment of the residential tenants/manager.
External Trade	External trade area to the pavement at the front of the property.

The approximate gross internal area is calculated to be: -

<b>Ground Floor</b>	70.60 sq m ( 760 sq ft)
<b>Basement</b>	165.08 sq m (1,777 sq ft)
<b>First Floor</b>	70.60 sq m ( 760 sq ft)
<b>Second Floor</b>	70.60 sq m ( 760 sq ft)
<b>Third Floor</b>	70.60 sq m ( 760 sq ft)
<b>Total GIA</b>	<b>447.51 sq m (4,817 sq ft)</b>
<b>Roof Terrace</b>	70.60 sq m ( 760 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 public house benefits from a Premises License (07/01530/WCCMAP) which permits the sale of alcohol both on and off the premises from 10:00am until 23:00pm Sunday to Thursday and from 10:00am until 00:00am Friday to Saturday.

## Planning

From informal enquires Westminster City Council it has been established that the property is not listed, but does lie within the Harley Street 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 £89,000.

## Basis of Letting

The entire property is being offered by way of a new full repairing and insuring free-of-tie lease for a term of 10 to 15 years. To be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

## Viewing and Further Information

The pub is closed and not trading at present. Interested parties are requested to undertake discreet external viewings in the first instance. Covid compliant rules will apply when viewing and persons will not be permitted access without appropriate face coverings.

Viewing days will be arranged on:-

**Tuesday 15th June 2021 between 9.30am and 11.30am**  
**Tuesday 29th June 2021 between 9.30am and 11.30am**

Each viewing slot shall be by prior appointment only.

For further information, please contact Anthony Alder or Charlie Craig on either tel. 0777 978 8559 / 0771 935 1026 or email. [anthony.alder@agg.uk.com](mailto:anthony.alder@agg.uk.com) / [charlie.craig@agg.uk.com](mailto:charlie.craig@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.

## EPC

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 79 This is how energy efficient the building is.

Full EPC available upon request

## Site Plan



Source: Pro maps 2 - Provided for indicative purposes only.

## Floor Plans



