



## 124-127 Minories, London EC3N 1NT

### Location

Minories is a dense, mixed use area of office and leisure occupiers. The Tower of London, one of the world's most popular visitor attractions with nearly 3million visitors annually is within 5 minutes' walk.

The site benefits from excellent transport links via London Fenchurch Street National Rail station and Tower Hill and Aldgate underground stations.

You can visit the location on the following link: [Google Street View](#)

### Description

The site is arranged over basement and ground floor levels and benefits from two entrances. The main entrance provides access to a customer trading area with bar and disabled WC. The secondary entrance provides access to a private area with customer seating and bar.

The basement level provides a customer trading area with large bar, cloakroom, further private hire area and customer WCs.

The unit has a total capacity of 400 people.

The approximate gross internal areas are as follows:

Trading Area	471.7 sq m	5,077 sq ft
Non Trading Area	202.2 sq m	2,176 sq ft
<b>Total</b>	<b>673.9 sq m</b>	<b>7,253 sq ft</b>

### Tenure

Held on a 25 year lease expiring in March 2033. The passing rent is £246,750 pax. subject to rent reviews every five years to open market value.

### Licencing

Monday – Wednesday	08:00 – 02:00
Thursday – Saturday	08:00 – 04:00
Sunday	08:00 – 02:00

Rateable vale - £156,000

### Premium

Our clients require a premium of £50,000 for the leasehold interest and licence.

### Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

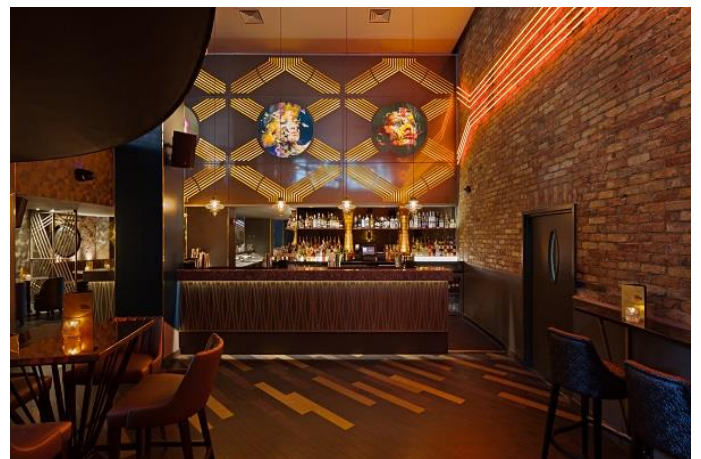
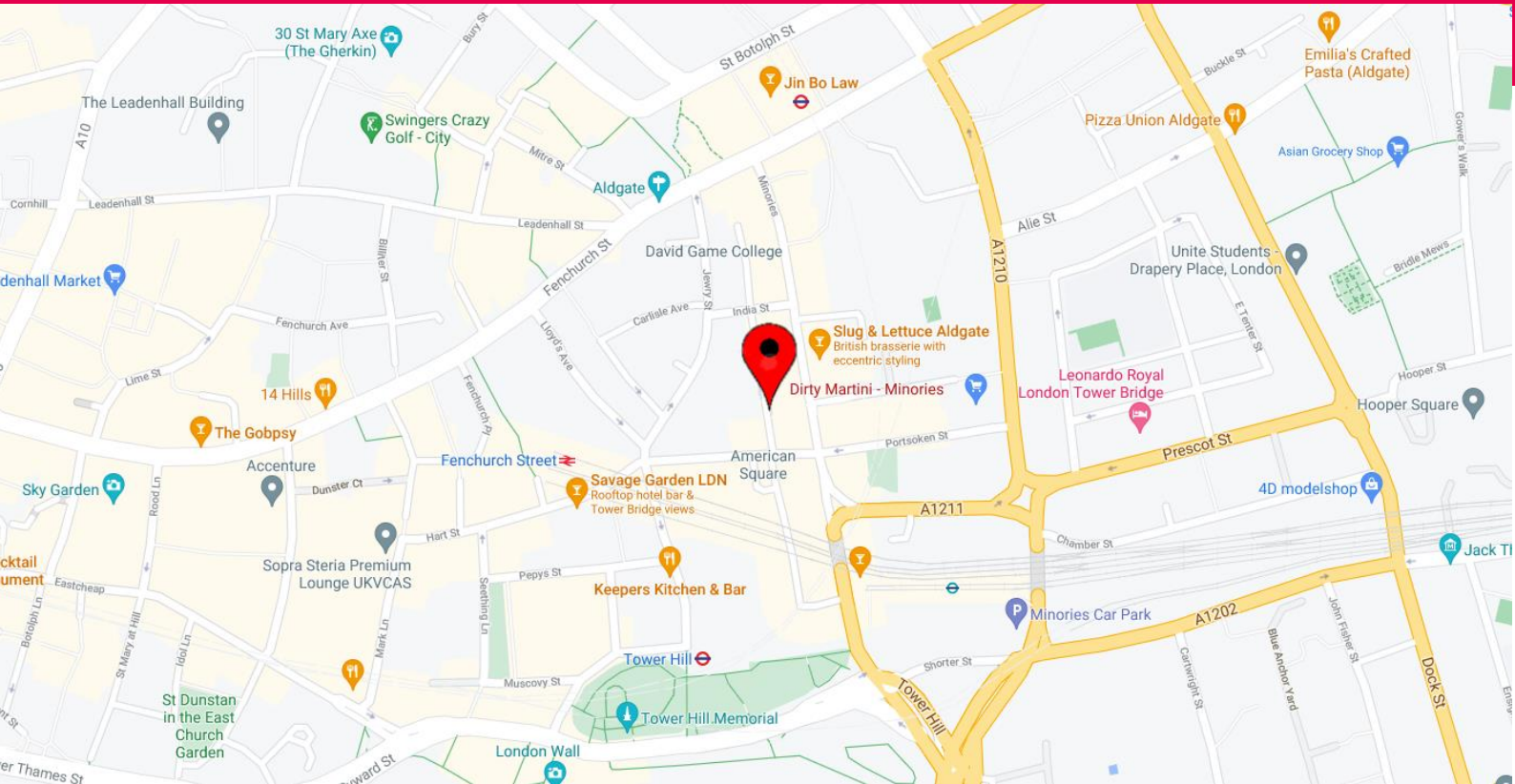
Viewing is strictly by prior appointment with sole agent  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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**LATE NIGHT VENUE FOR SALE - MINORIES- EC3**  
**7,253 SQFT FULLY FITTED RESTAURANT/BAR/CLUB**



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