

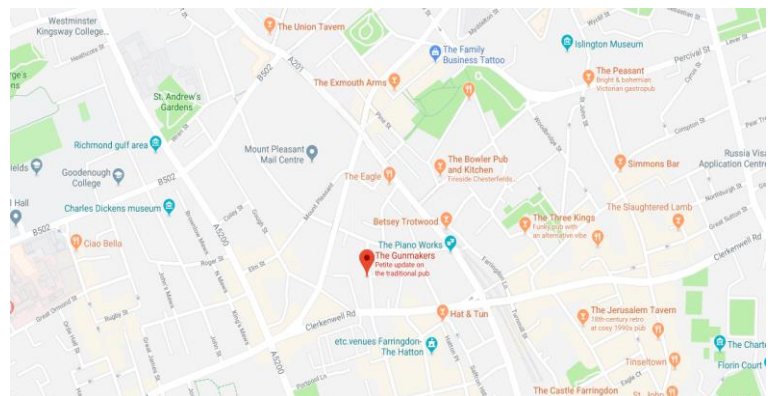


The Gunmakers, 13 Eyre St Hill, Clerkenwell, London EC1R 5ET

Summary

- Whole Building
- Beer Garden to the Rear
- Tied to Star Pubs & Bars
- New Lease Available

**Leasehold: Premium Offers
of £250,000 are Invited**



Viewing is strictly by prior appointment with sole agent
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Location

The property is located in Clerkenwell in Central London. Clerkenwell is situated in the London Borough of Islington. The property has the benefit of good transport links with Chancery Lane Underground Station 0.4 miles south of the property, Farringdon Station 0.4 miles east of the property, Russel Square Underground Station 0.8 miles west of the property and Kings Cross St Pancras 1.1 miles north of the property.

The property is located on Eyre St Hill a road boarded by Clerkenwell Road, Rosebury Avenue, Warner Street and Farringdon Road. The surrounding occupiers include a large number of offices, restaurants, other licenced operators and Great Ormond Street Hospital.

For a better understanding of the location, please review [Google Street View](#)



Property

The property comprises of a ground floor trade area for approximately 60 covers served by a single bar servery. Ancillary accommodation at this level provides customer WC's. To the first floor is a function room for approximately 30 covers. Ancillary accommodation at this level comprises of a trade kitchen. The second floor provides a barbershop. To the basement is a beer cellar and stores.

The property has the benefit of an outside terrace for 20 covers to the rear of the trade area.

Tenure

The property is held on a Star Pubs & Bars 25 year lease from 1997 tied to beer, ciders and bottled beers only. There is an outstanding rent review from 2017. The rent is £36,000 per annum.

A new 15 year lease can also be negotiated.

Premium

Premium offers of £250,000 are invited.

Fixtures and Fittings

To be negotiated.

Licensing

The premises licence permits the sale of alcohol from:

Monday to Saturday	10.00 am to 23.00 pm
Sunday	12.00 pm to 22.30 pm



Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Viewing

All viewings should be arranged through sole agents, Davis Coffey Lyons.

