

PRIME SOHO PUBLIC HOUSE WITH STAFF ACCOMMODATION **SOHO, LONDON**



- Public house located in the heart of Soho
- First floor function room
- 3 x bedroom staff accommodation on second floor and in the mansard
- Tied lease with barrelage discount
- Tottenham Court Road and Leicester Square Underground Stations nearby

Premium offers of
£350,000 invited

NELLIE DEAN, 89 DEAN STREET, LONDON, W1T 3SU



Location

The property benefits from a prominent corner position on Dean Street near Soho Square. The property is positioned in the London Borough of Westminster. Soho is a thriving multicultural area with offering culture, commerce and entertainment. The property is a short walking distance from Tottenham Court Road and Leicester Square underground station. The property is also next to the Dean Street Station for Crossrail which is due to be completed 2018.

Property and Description

A three storey corner terraced property with original facade. Ground floor comprises a traditional public house trading area with function room on the first floor. The second floor and mansard level benefit from 3 x bedrooms, kitchen, bathroom and office. Please find below a google link to the property:

[Google Street View Link](#)

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.

The business

The business is a traditional public house with wet led operation currently run under management. The property has been owned for the past 20 years by the same owner.

Licensing

There is a premises licence in place which permits the sale of alcohol as follows:

Monday to Thursday	10.00 to 23.30
Friday to Saturday	10.00 to 00.00
Sunday	12.00 to 22.30

Tenure

The premises are held on the remainder of a part tied 30 year Enterprise Inns lease from 30th April 2001 with barrellage discounts. We understand the passing rent is £96,000pax. The 2010 Rateable Value is £98,000. Parties should verify this via the VOA website.

Fixtures, Fittings & Accounts

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation). Accounts will be made available to seriously interested parties upon request.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities.

Energy Performance Certificate

A copy of the EPC is available upon request.

Viewings via sole agents Davis Coffe Lyons. Please contact: Paul Tallentyre on 020 7299 0740 or email ptallentyre@daviscofferlyons.co.uk / Charlotte Wild on 020 7299 0695 or email cwild@daviscofferlyons.co.uk