

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

FULLY FITTED BAR FOR SALE

IN BUSY POSITION CLOSE TO RUSSELL SQUARE

1,200 SQ FT APPROX.



**** 2 VIPS ROOMS, KARAOKE ROOM, PHOTO BOOTH ROOM ****

76A MARCHMONT STREET, LONDON WC1N 1AG

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LOCATION	<p>The premises are situated prominently on Marchmont Street, by the junction with Tavistock Place and less than a 5 minute walk to Russell Square tube station (Piccadilly line).</p> <p>The Brunswick Shopping centre is also only a stroll away. Occupiers there include Waitrose, Curzon Cinema and many other major retail and leisure names.</p>
DESCRIPTION	<p>Comprising a fully fitted and equipped, basement bar premises with attractive private entrance from Tavistock Place.</p> <p>The unit is fitted out and benefits from air conditioning, bar, 2 VIP rooms, karaoke room, photo booth room, kitchen, WCs, office and ample storage.</p> <p>The premises are in good decorative order with wood effect flooring and exposed brick. Pavement lights provide some natural light.</p>
AREA	1,200 sq ft/111.48 sqm
	<i>All measurements are stated approx.</i>
USE	Bar (sui generis).
BUSINESS RATES	<p>24/25 Rateable value £19,250.</p> <p>This is not the rates payable. We understand that rates payable are approx. £9,606 per annum but 75% relief is currently available, reducing to 40% relief from 1 April 2025.</p> <p>Interested parties are advised to confirm this information with Camden council.</p>
LEASE	Assignment of 10 year lease from January 2024, passing at an annual rent of £30,000 pax.
PREMIUM	£75,000 to include the valuable leasehold interest, fixtures, fittings and equipment and goodwill.
LICENCE	The premises is licenced for sale of alcohol from 10.00 to 23.00 (Mon-Sat), 10.00-22.30 (Sun). A copy of the premises licence is available on request. The Landlord has given consent to later hours.
EPC	B/32
VIEWING	<p>Strictly by appointment with Sole Agents</p>

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