

THREE CRANES

28 GARLICK HILL, LONDON, EC4V 2BA

PRIME FREEHOLD PUBLIC HOUSE WITH TWO HOTEL BEDROOMS
IN HEART OF THE CITY FOR SALE WITH VACANT POSSESSION

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THREE CRANES

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THE THREE CRANES IS A HIGHLY SUCCESSFUL PUBLIC HOUSE IN THE HEART OF THE CITY OF LONDON WITH TWO HOTEL BEDROOMS WHICH IS FITTED TO AN EXTREMELY HIGH STANDARD. OFFERS IN EXCESS OF £1.5 MILLION ARE INVITED FOR THE BENEFIT OF THE FREEHOLD INTEREST.

HIGHLIGHTS INCLUDE



Located in the heart of the City of London



Close proximity to Mansion House Station



Extremely strong underlying property values



Character building



Bar area providing circa 22 covers



First & second floor dining rooms providing a total of circa 50 covers



Two beautifully furnished hotel bedrooms with the potential to be used as serviced apartments



Gross internal area of approximately 222.2 sq m (2,393 sq ft)



Midnight premises licence Monday to Saturday



LOCATION

Located in the heart of the City of London fronting Garlick Hill just off Queen Victoria Street.

The Three Cranes occupies a mid terraced position a short distance south of St Paul's Cathedral and the Bank of England with nearby occupiers including The Ivy Asia, Coq d'Argent and Madison. The property is a short distance from Mansion House underground station.



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DESCRIPTION

The property comprises an attractive terraced building with accommodation arranged over ground, basement and four upper floors.

ACCOMMODATION

Ground – Customer trading area with central bar servery and seating on a variety of loose tables, chairs and fixed bench seating for 22 customers. Customer toilets are located to the rear.

Basement – Trade kitchen, cellar and plant room.

First – First floor dining room known as the Grill Room with seating on loose tables and chairs with a capacity for 20 seated customers.

Second – Additional function room known as the Private Room with seating on loose tables and chairs with a capacity for up to 30 seated customers.

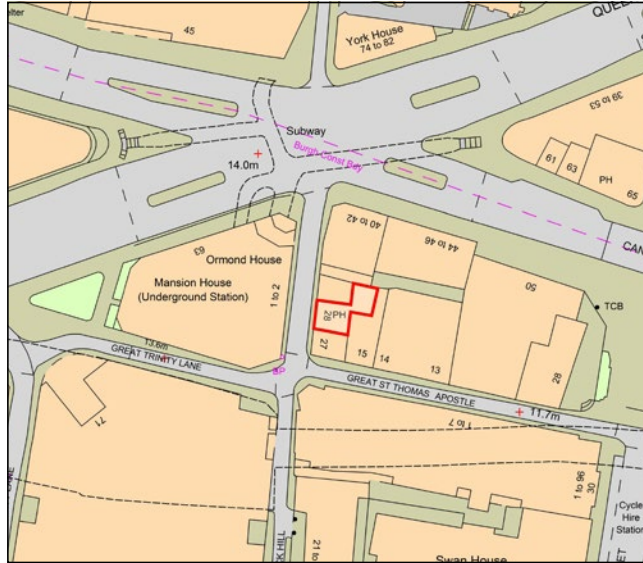
Third – Boutique letting room comprising double bed, kitchen and ensuite with the potential to be used as a serviced apartment. Separate customer toilets.

Fourth – Additional boutique letting room comprising double bed, kitchen and ensuite with the potential to be used as a serviced apartment.

APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas:

Floor	Sq M	Sq Ft
Ground	54.1	583
Basement	37.8	407
First	34.6	373
Second	35.6	383
Third	34.1	367
Fourth	26.0	280
Total	222.2	2,393



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PLANNING

The property is not listed but it is situated within the Queen Street Conservation Area.

EPC

E-104

LICENSING

The property benefits from a premises licence permitting the sale of alcohol from 12:00 to 23:30 on Sunday and 10:00 to 00:00 Monday to Saturday.

RATING

2023 Rateable Value - £66,000

TENURE

The property is held freehold.

TERMS & VIEWING

Offers in excess of £1.5 million are invited for the benefit of our clients freehold interest with vacant possession.

Please note that all viewings must be arranged by prior appointment as the property is now closed.

If you require any further information then please do not hesitate to contact;

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