

THE THREE LORDS

27 MINORIES, LONDON, EC3N 1DE

VIRTUAL FREEHOLD CENTRAL LONDON PUBLIC HOUSE AVAILABLE FOR SALE

savills



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THE THREE LORDS

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HIGHLIGHTS INCLUDE:

- Attractive City of London location
- Ground floor and basement pub fronting Minories
- GIA approx 261 sq m (2,805 sq ft)
- Ground floor trading area and basement function room
- Virtual freehold held on a 999 year lease until March 3004 at a peppercorn rent
- 2am sale of alcohol licence
- [Google Link](#)
- **Guide Price - Offers in excess of £995,000 plus VAT**

LOCATION

The Three Lords is located in the centre of the City of London fronting both St Clare Street and the Minories. The immediate area comprises hotels and other drinking establishments including Motel One, Canopy by Hilton, Slug & Lettuce and The Chamberlain Hotel (Fuller's).

DESCRIPTION

The property comprises the ground and basement of a five storey building with traditional stone elevations beneath a mansard roof.

ACCOMMODATION

The ground floor comprises the main bar servery with an open plan trade area, trade kitchen, plant room and a store. The basement provides a further trade area with dedicated servery, customer WC's, staff WC, cellar, stores and an office.

TENURE

Virtual Freehold (Title No. NGL846913). Held for a term of 999 years expiring on 11th February 3004 (circa 979 years unexpired) at a peppercorn rent. The area outlined blue on the plan is included at basement level only.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol daily between 7am and 2am.

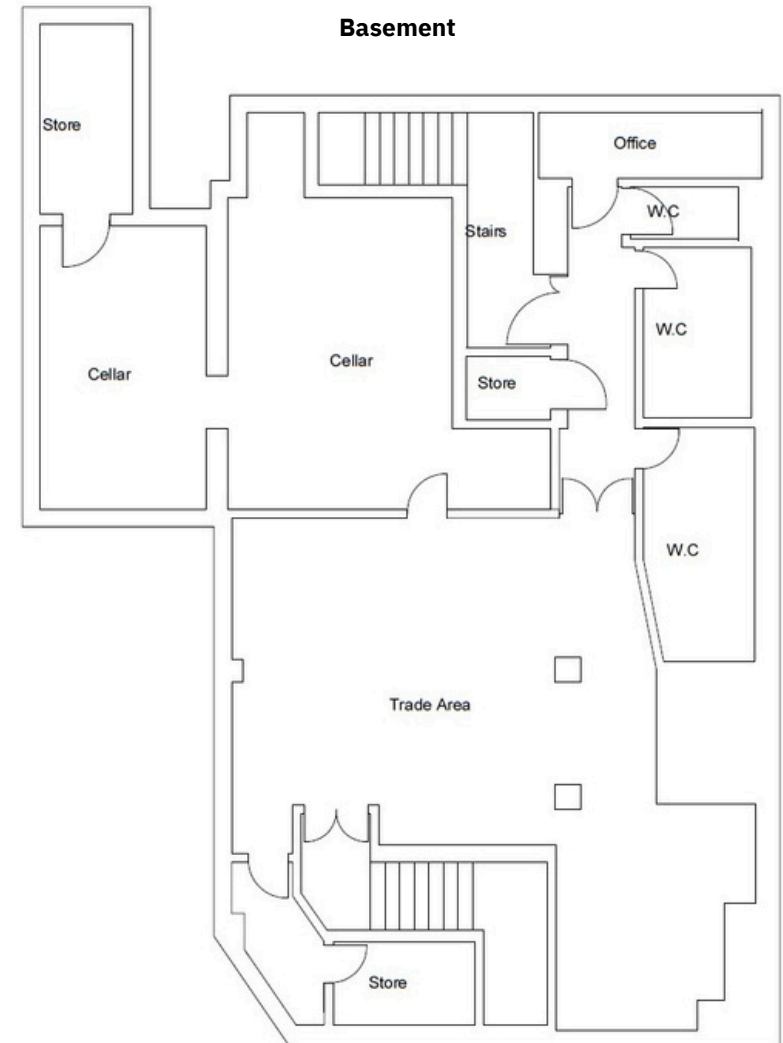
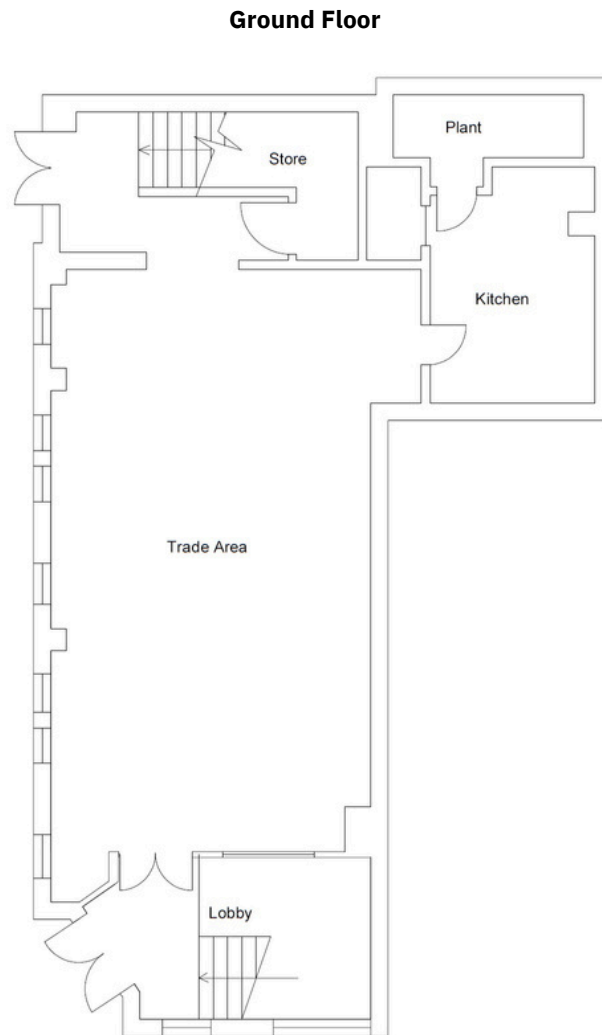


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FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Ground	106	1,139
Basement	155	1,666
Total	261	2,805



TRADING

The premises are currently open and trading.

RATEABLE VALUE

2023 - £29,500.

EPC

B - 38

PLANNING

The building is not listed nor situated within a conservation area.

FIXTURES AND FITTINGS

Trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion will be included within the sale. Any branded or leased items and any items owned by third parties will be excluded.

TERMS

Offers in excess of £995,000 are invited for the benefit of our clients virtual freehold interest with vacant possession.

VAT

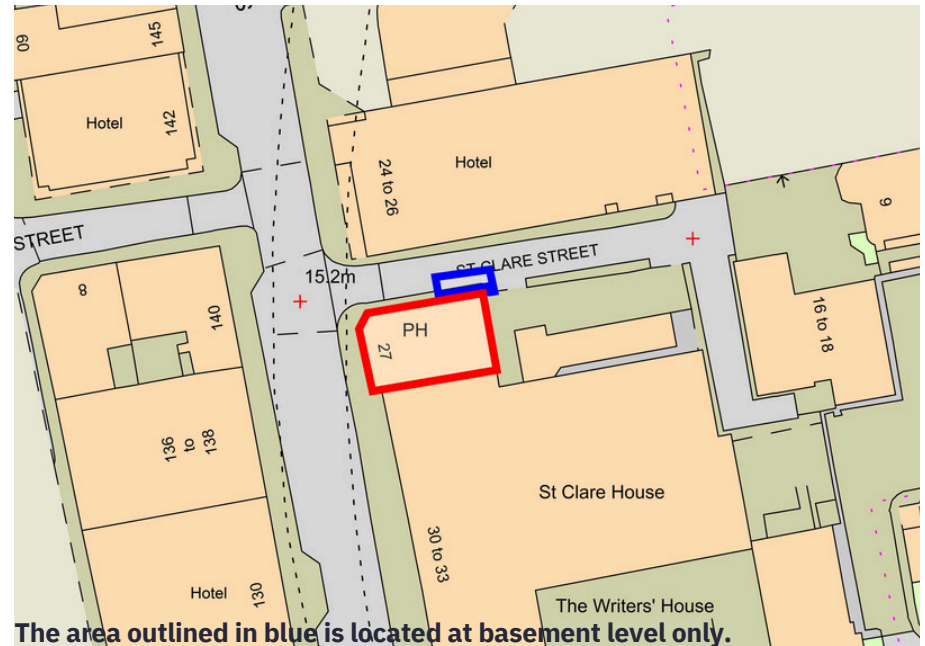
VAT will be applicable.

VIEWINGS

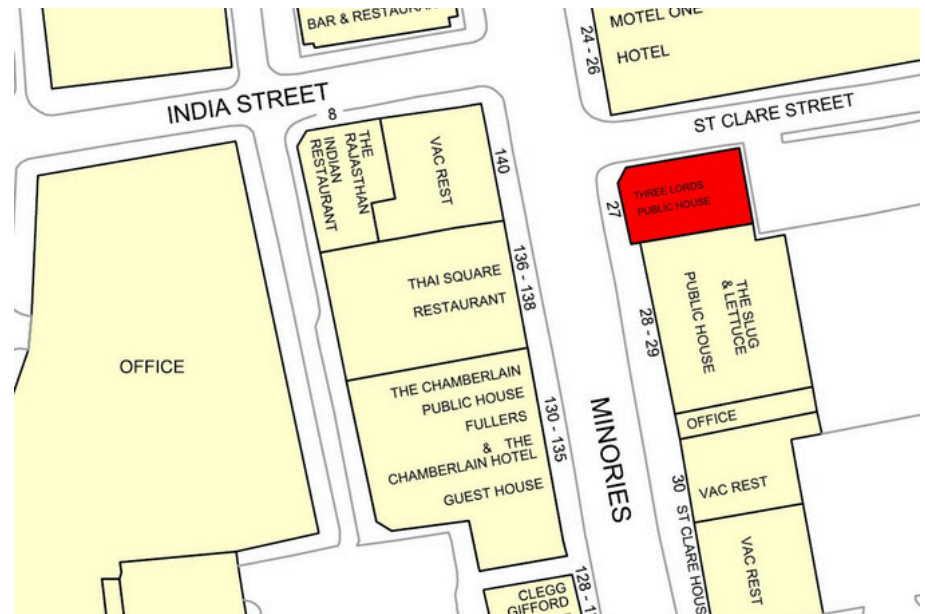
All viewings must be arranged strictly by appointment with the sole selling agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



The area outlined in blue is located at basement level only.





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