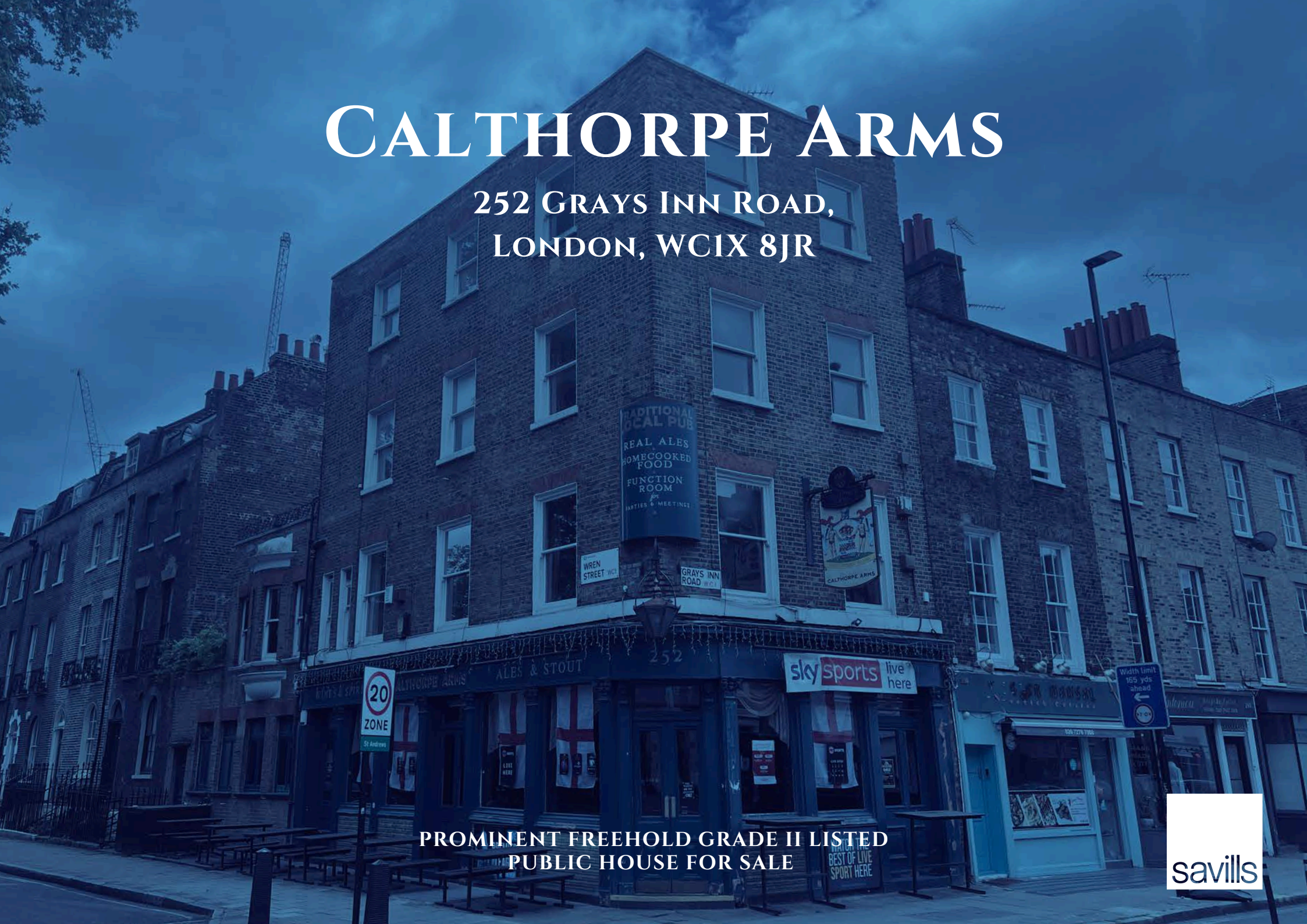


CALTHORPE ARMS

252 GRAYS INN ROAD,
LONDON, WC1X 8JR



PROMINENT FREEHOLD GRADE II LISTED
PUBLIC HOUSE FOR SALE





TRADITIONAL LOCAL PUB
REAL ALES & HOME COOKED FOOD
FUNCTION ROOM
for PARTIES & MEETINGS

CALTHORPE ARMS

WREN STREET WC1

GRAYS INN ROAD WC1

20
ZONE
St Andrews

WINE & SPIRITS CALTHORPE ARMS ALES & STOUT 252

sky sports live here

BUR MANSAL
BURRIS CHICKEN

Width limit
165 yds
ahead
←
170V

savills

CALTHORPE ARMS, 252 GRAYS INN ROAD, LONDON WC1X 8JR

HIGHLIGHTS INCLUDE:

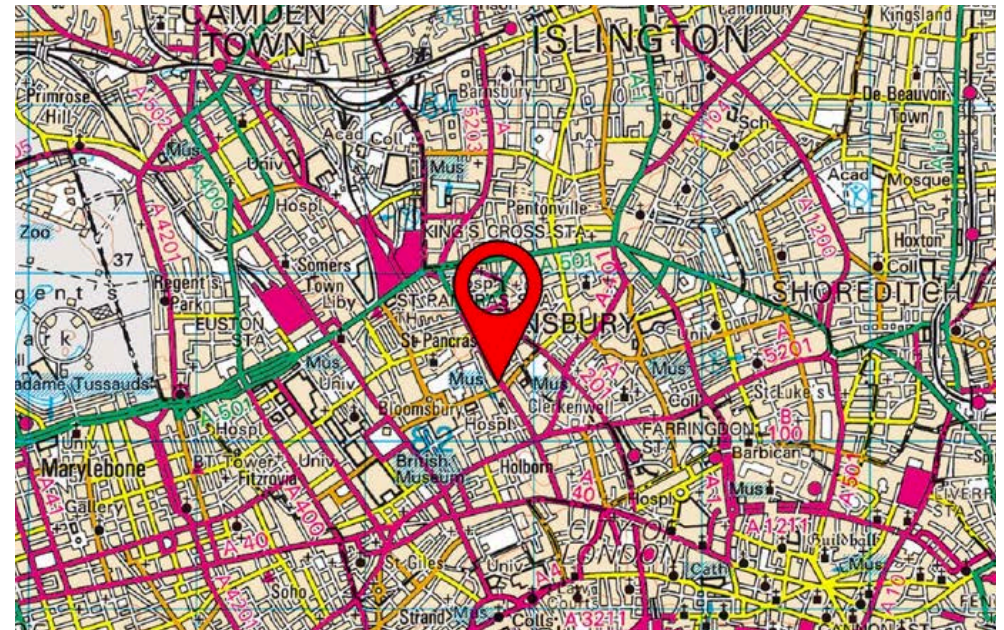
- Substantial freehold public house in Zone 1
- Character Grade II Listed corner building
- Located in a densely populated area
- Easy walking distance to Kings Cross Station
- First floor function room
- Living accommodation on the second and third floors
- EPC - C (74)
- Offers are invited in excess of £1,500,000 for our client's freehold interest with vacant possession

LOCATION

The Calthorpe Arms is situated within a densely populated area of Central London being positioned to the west of Clerkenwell and south of Kings Cross. The area is located immediately adjacent to Brunswick Square and St Andrews Gardens and north of Chancery Lane (0.8 kilometres). The area possesses strong transport links with Kings Cross St Pancras and Euston stations both located a short walk away. Occupiers nearby include the Lucas Arms public house (Greene King), Costa Coffee and The Harrison Pub & Hotel (Wellington Pub Co.) with the surrounding area made up primarily of a mix of residential and office properties.

DESCRIPTION

The Calthorpe Arms is a Grade II Listed public house built in the early 19th Century and is of a yellow stock brick construction under a pitch tile roof providing accommodation on basement, ground and three upper floor levels. There is also seating to the front and side of the property which is held under a pavement licence which is suitable for approximately 22 covers.



ACCOMMODATION

Ground Floor – Main bar area with an L shaped bar servery and seating suitable for 48 covers. Customer WC's as well as an office and additional Storage are also provided to the rear this level.

Basement – Beer cellar and cold room.

First Floor – Prep kitchen with additional trade area suitable for 41 covers.

Second Floor – Two bedrooms and a shower room.

Third Floor – Two bedrooms and a living room with adjoining kitchen

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times;

- Monday - Thursday: 10am - 11.30pm
- Friday - Saturday: 10am - 12am
- Sunday: 12pm - 10.30pm

RATEABLE VALUE

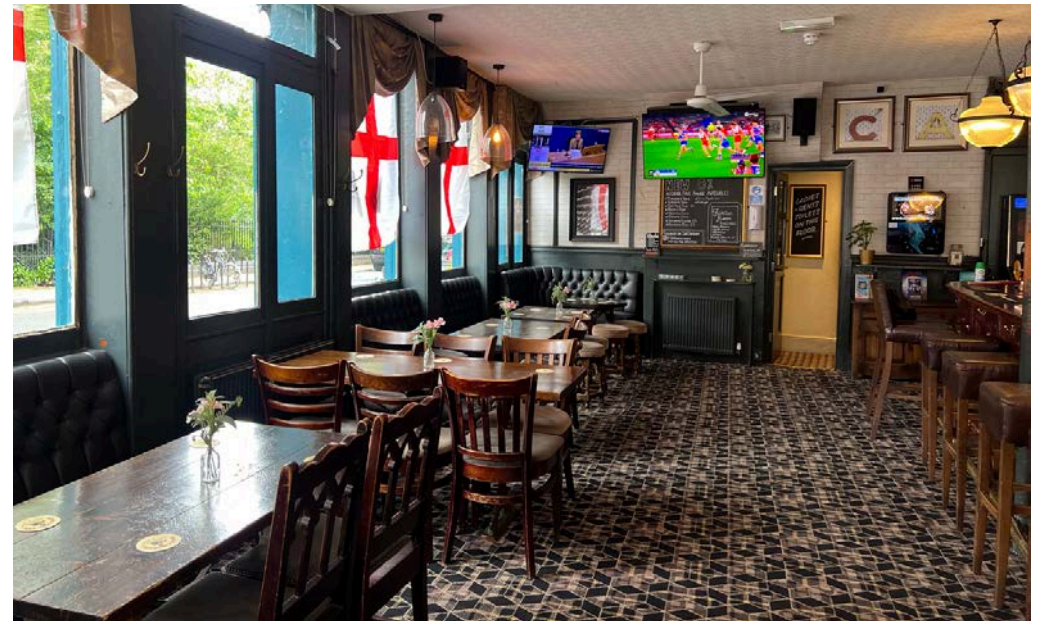
2023 - £36,000

EPC

C - 74

FIXTURES AND FITTINGS

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



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VAT

The property is elected for VAT.

VIEWINGS

Staff are unaware of our clients intention to dispose of this property. Consequently all customer visits must be carried out discreetly and under no circumstances should any direct approach be made to any members of staff. Should you wish to view the property then make a prior appointment via Savills or our joint agent Robert Foux of Wimpole Property Consulting.

TERMS

Offers are invited in excess of £1,500,000 for our client's freehold interest with vacant possession

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

FURTHER INFORMATION

For further information please contact:

Paul Breen

Tel: 07767 873353
pbreen@savills.com

Jack Phillips

Tel: 07866 203540
jack.phillips@savills.com

Alternatively, please contact our joint agent Robert Foux of Wimpole Property Consulting:

Robert Foux
Tel: 07768 981657
robert.foux@wimpole-property.co.uk



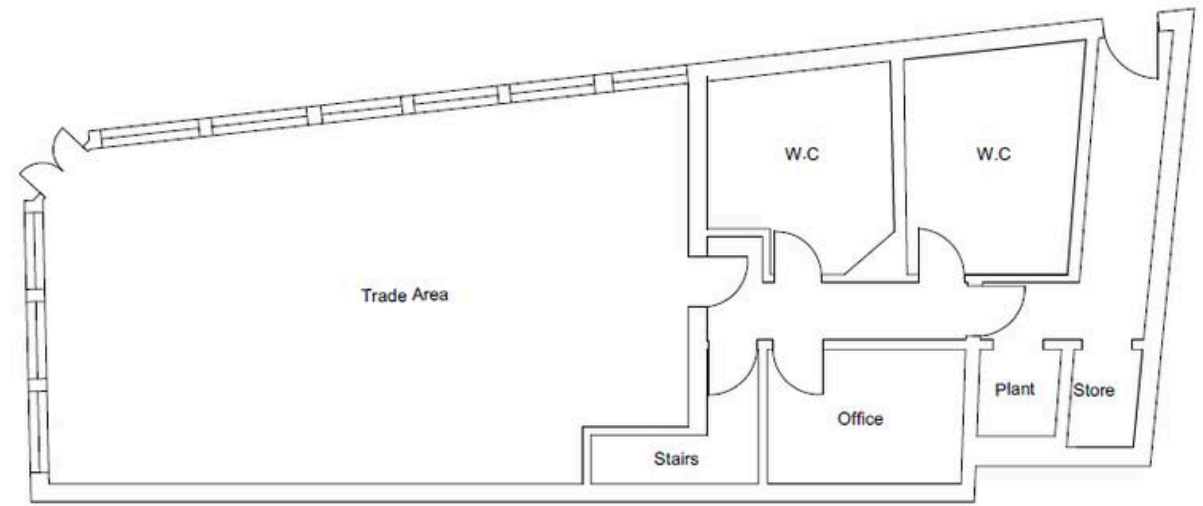
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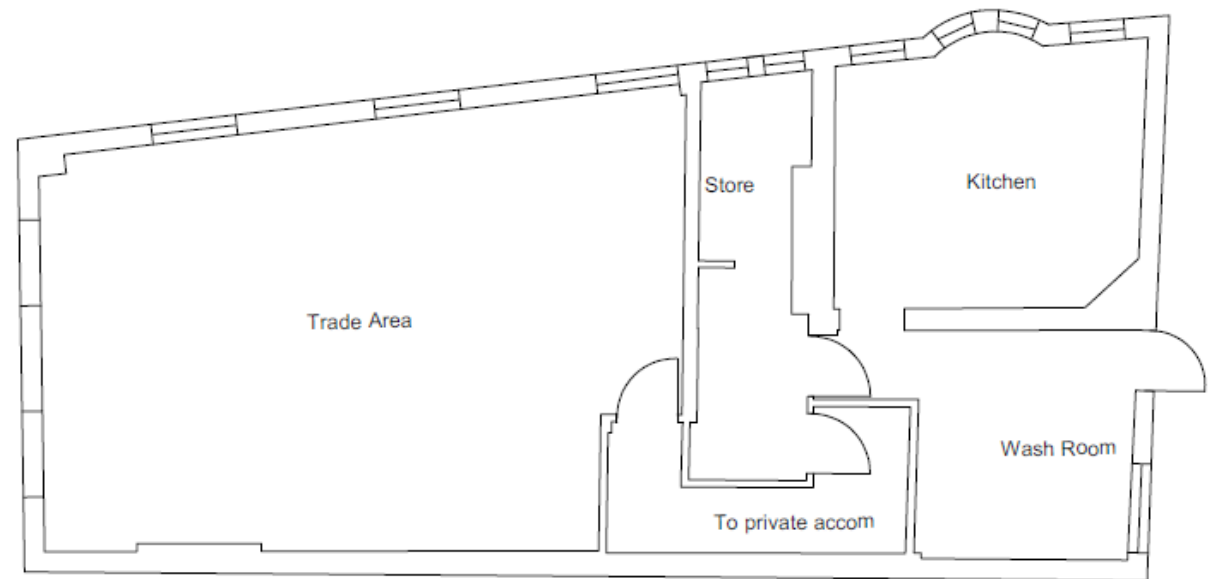
APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas.

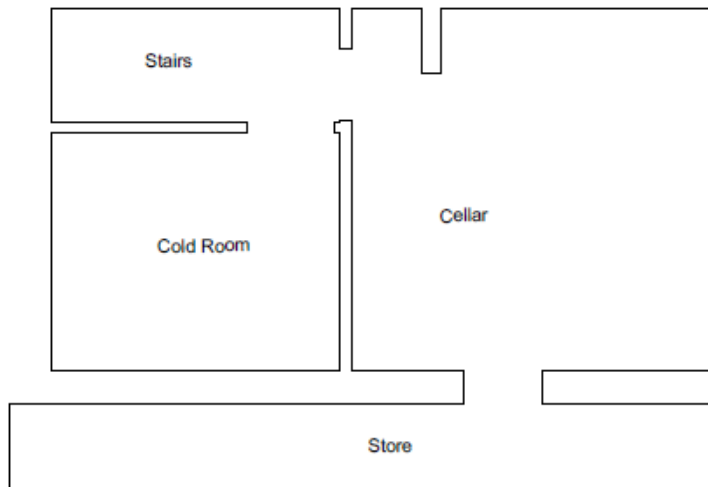
| Floor | Sq M | Sq Ft |
|--------------|------------|--------------|
| Basement | 73 | 789 |
| Ground | 107 | 1,156 |
| First | 90 | 964 |
| Second | 62 | 668 |
| Third | 60 | 634 |
| Total | 392 | 4,211 |



GROUND FLOOR



FIRST FLOOR

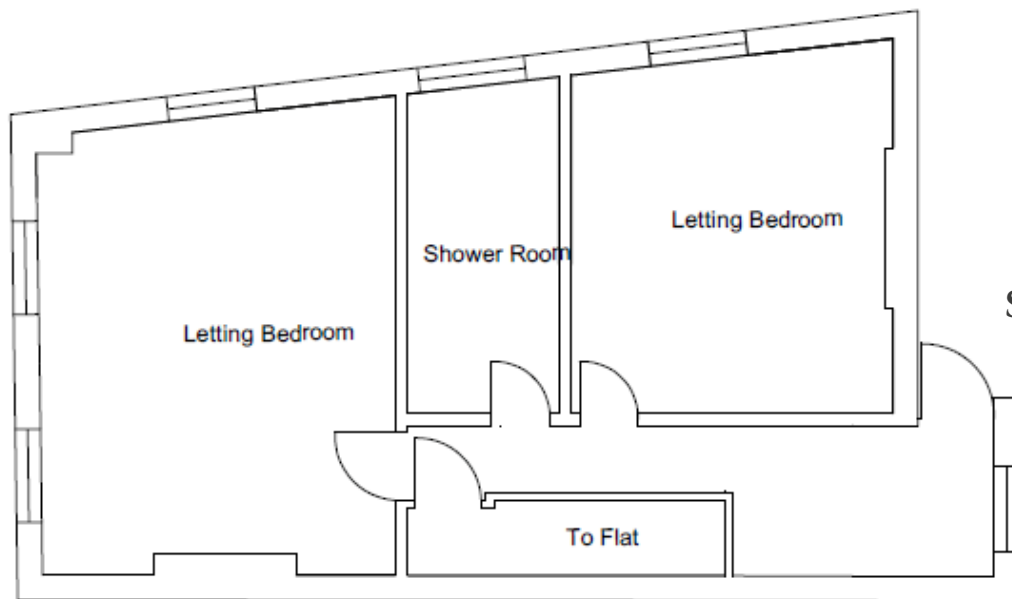


BASEMENT

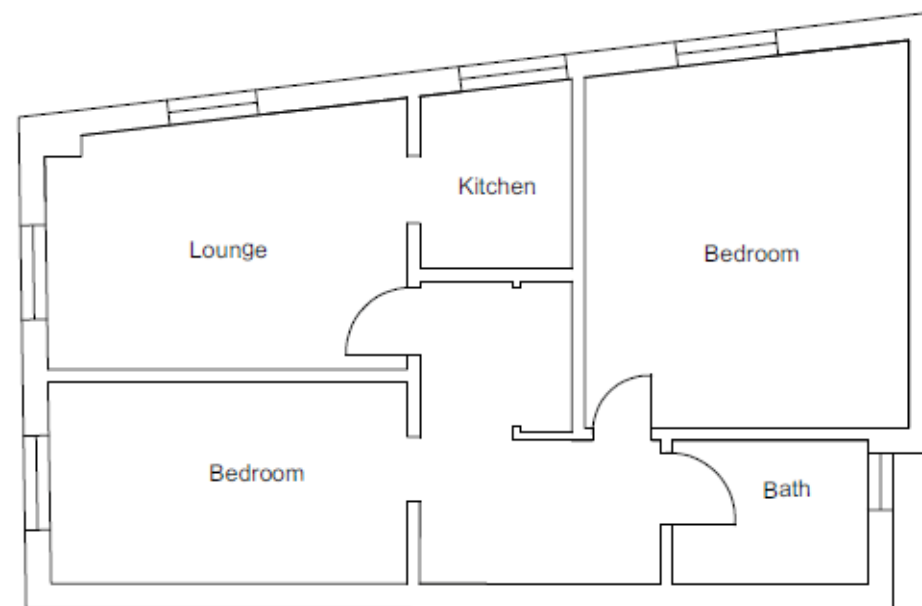
NB. Plans not to scale

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SECOND FLOOR



THIRD FLOOR

NB. Plans not to scale

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