



# The Pineapple Club

Ref: 2457377

Rolls Passage Off Chancery Lane, London, EC4A 1HL

Leasehold: £50,000, Annual Rent: £62,000

Central London location, off Chancery Lane

Contemporary Ground Floor Pub & Basement Bar

Total capacity of 150 people (80 seated)

2:30am Licence on Monday to Saturday

Fully equipped commercial kitchen

Energy Rating B





The Pineapple Club is a bar and events focussed, 2,600 sq ft premises set out over two floors with an attractive exterior that includes heated and covered outside seating. The ground floor consists of an open plan trade area with circa 30 seats served by a single bar servery. The basement bar which can be accessed from both the ground floor and from Curistor Street at the rear of the property is equipped with over 50 seats, its own bar servery and a DJ booth. The basement floor also consists of WC's, a fully equipped commercial kitchen, a back bar office, beer cellar and storage facilities. There is a lift for stock to be transferred from Curistor Street to the basement kitchen.

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### Location

The Pineapple Club is a dual fronted property situated in the heart of London's Legal Quarter on Rolls Passage, just off Chancery Lane in the Holborn area of London. Chancery Lane Underground Station on the Central line is only a short walk away. This alley off Chancery Lane is a mix of Victorian and 1990s offices, with the Pineapple Club attached to a large office block.

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### The Opportunity

The Pineapple Club is a fantastic opportunity for any operator looking to acquire the lease of a City of London pub and basement bar. This property is fully furnished and in excellent condition so a new business can launch with little capital outlay. Its close proximity to the Chancery Lane tube station, and late 2:30am licence makes this bar an excellent events space in a prime London location. While the business will be reopening for events in February 2024, it will not be serving food despite having a fully equipped catering kitchen and the ability to serve the public, specifically on week days when the City is populated with tourists, workers and commuters.



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### Fixtures & Fittings

All trade fixtures and fittings in the property are included in the sale.

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### Tenure

'Lock up' ground floor and basement, 15-year lease with 10 years remaining (Inside the L&T act 1954). The current rent payable is £62,000 per annum and the business is tied to beer, cider, alcopops and minerals by the landlord Star Pubs and Bars. 2 Personal guarantors and a 3 month deposit is required as well as a full business plan application.

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### Trading Hours

The Pineapple Club is currently closed however, is scheduled to reopen in February 2024 for private and bespoke events. The licensable hours are 11am to 2:30am Monday to Saturday and 11am to 12:30am on Sundays. A full copy of the premises licence is available on request.

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### Business Rates

The rateable value of the business, according to the VOA 2023, is £68,000. The local authority is the City of London.

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### Staff

Any staff who wish to stay on in the business will transfer in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.





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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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