



Pepper St Ontiod

Ref: 4256316

21 Pepper Street, Canary Wharf, E14 9RP

To Rent: Offers Invited, Annual Rent: To be agreed

Waterside position within Canary Wharf area

Ground floor bar/lounge (84 seating)

1st floor function & games room (70 seating)

Large external seating areas (70 plus)

New "free of tie" lease agreement

Term and rent to be negotiated. Energy Rating C



The Pepper St Ontiod is situated in Pepper Street, within the Isle of Dogs area of East London, overlooking the Millwall Outer Dock water area, in a well established commercial/retail and densely populated residential area.

Road access to the area is via the A1206 Marsh Wall Road, which connects to the main A13 East India Dock Road linking the City centre and the eastern areas of London. For rail access, the Crossharbour DLR Station is approximately 200 metres to the east.

Description

Purpose built two storey detached property of brick construction under a pitched copper metal roof, benefitting from an external first floor trade balcony with waterside views.

Internally the trade areas consist of a ground floor bar/lounge with exposed wooden flooring and full height windows and patio doors opening out onto the outside trade seating areas. The upper floors consist of a two section function room and games room with a small bar servery area.

Externally there is ample trade seating area of over 70 covers benefiting from waterside views.

Gross Internal Areas:
Ground floor: 163.9 sq m/1,764 sq ft
First floor: 152.2 sq m/1,638 sq ft

Internal Details

- Public Trade Areas:
- Open plan ground floor bar/lounge (84 seating)
 - First floor function room with bar servery (70 seating)
 - Games area and external balcony (20 seating)

Fixtures & Fittings

The trade fixtures and fittings at present in the property are owned by the vendors and will remain in situ.



Additional Areas

- Small equipped catering kitchen
- Ground level beer cold store
- Ladies and gents WC's
- Manager's office

External Details

Waterside seating area for approximately 70 plus persons.

The Opportunity

The Pepper St Ontiod has been closed for trading since April 2023. Previously operated as a traditional pub serving the local surrounding business and extensive residential community, offering a limited food menu. There is ample scope, facilities and demand for a good quality food menu.

Tenure

To be let on a "free of tie" lease basis with rent and terms to be negotiated. There is an additional Service Charge of £755.34 plus VAT per qtr plus an annual contribution to the landlord's building insurance premium. Note, the owners have stipulated the property must operate as a traditional pub only.

Business Rates

We are advised as at 1st April 2023 the Rateable Value is £78,500.



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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