

THE RABBITS HOLE

168 Clerkenwell Road, London, EC1R 5DD

LEASEHOLD: OFFERS IN EXCESS OF £175,000 ANNUAL RENT: £10,000 | REF: 2457398

CHRISTIE & CO

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KEY HIGHLIGHTS

- Central Clerkenwell cocktail bar opportunity
- Low rent: £10,000 per annum
- Characterful basement speakeasy venue
- Handcrafted cocktails and private events
- Near Chancery Lane, Farringdon and Barbican
- 72 m2 / Energy Rating B

VIDEO TOUR

Watch the video tour





DESCRIPTION

The Rabbit's Hole is a quirky speakeasy cocktail bar offering a distinctive, immersive drinking experience in a characterful basement setting. The business promotes itself around handcrafted cocktails and a "speak easy cocktail bar" concept, with a focus on atmosphere, discovery and cocktail theatre. Third-party venue listings describe the premises as an underground space with a bar area and lounge seating, suitable for private events, birthdays, office parties and group occasions, with capacity reported at up to 35 seated / 50 standing. The concept is further enhanced by an extensive cocktail offer, with listings referring to a signature menu and over 100–140 cocktail recipes, supporting its appeal as a specialist destination cocktail venue.

LOCATION

The Rabbit's Hole is situated at 168 Clerkenwell Road, London EC1R 5DD, within the heart of Clerkenwell, a well-established Central London district positioned between Holborn, Farringdon, Smithfield, Barbican and the City. The venue is approximately 0.3 miles from Chancery Lane Station, with Farringdon and Barbican also serving the wider area, and nearby bus routes running along Clerkenwell Road and surrounding streets. The location benefits from proximity to local attractions and demand generators including Smithfield Market, Exmouth Market, Clerkenwell Green, St John's Gate, the Barbican area and a dense mix of offices, restaurants, cafés and leisure venues.

INTERNAL DETAILS

- Staircase entrance from main road
- Bar room and lounge areas (50 standing capacity / 35 seated)
- 2x W.C.'s
- Small kitchen area
- Secondary entrance/exit
- Storage

FIXTURES & FITTINGS

Trade fixtures and fittings in the property are included in the sale with a minor exception. A full list will be made available to interested applicants at a later stage.

THE OPPORTUNITY

The lease assignment offers an incoming operator the chance to take on an established, themed cocktail bar in a strong Central London trading location, with the benefit of a highly competitive rent of £10,000 per annum. The premises provide an attractive platform for a hands-on cocktail operator, events-led business, independent bar group or hospitality entrepreneur seeking a character venue with existing identity and private hire potential. With Clerkenwell's mix of office workers, residents, visitors, evening leisure trade and nearby destinations such as Farringdon, Smithfield and Exmouth Market, the opportunity lends itself to continued operation as a cocktail bar, enhanced private events activity, corporate bookings, themed nights or a refreshed evening-led hospitality concept.

TRADING INFORMATION

Trading information provided shows that as 2025, the business generated an annual turnover of just over £250k net of VAT and converted to profit at just under 30%. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

TENANCY

This is an opportunity to acquire an existing 12-year, fully repairing and insuring, leasehold with 7 years remaining, contracted in to the landlord and tenant act 1954 at a passing rent of £10,000 pa, subject to four-yearly rent reviews. The landlord will likely require a 3-6 month deposit and/or personal guarantees. Please note, rent is paid monthly in advance.

STAFF

The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the property and business, and also the registrations, licences, permits and certificates required to trade.

TRADING HOURS

The opening hours of the premises are as follows:
- Monday 17:30 to 00:30
- Tuesday to Thursday 17:30 to 1:00pm
- Friday to Saturday 17:30 to 1:00pm

Licensable activities authorised by the licence include: Live Music, Retail of Alcohol.

Licensed opening hours:
- Monday to Saturday 15:00 to 01:30

BUSINESS RATES

The property does not currently have a rateable value. The local authority is Islington.



REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

The leasehold is to be sold as a trading going Concern (TOGC). VAT may be payable, in addition, at the prevailing rate.

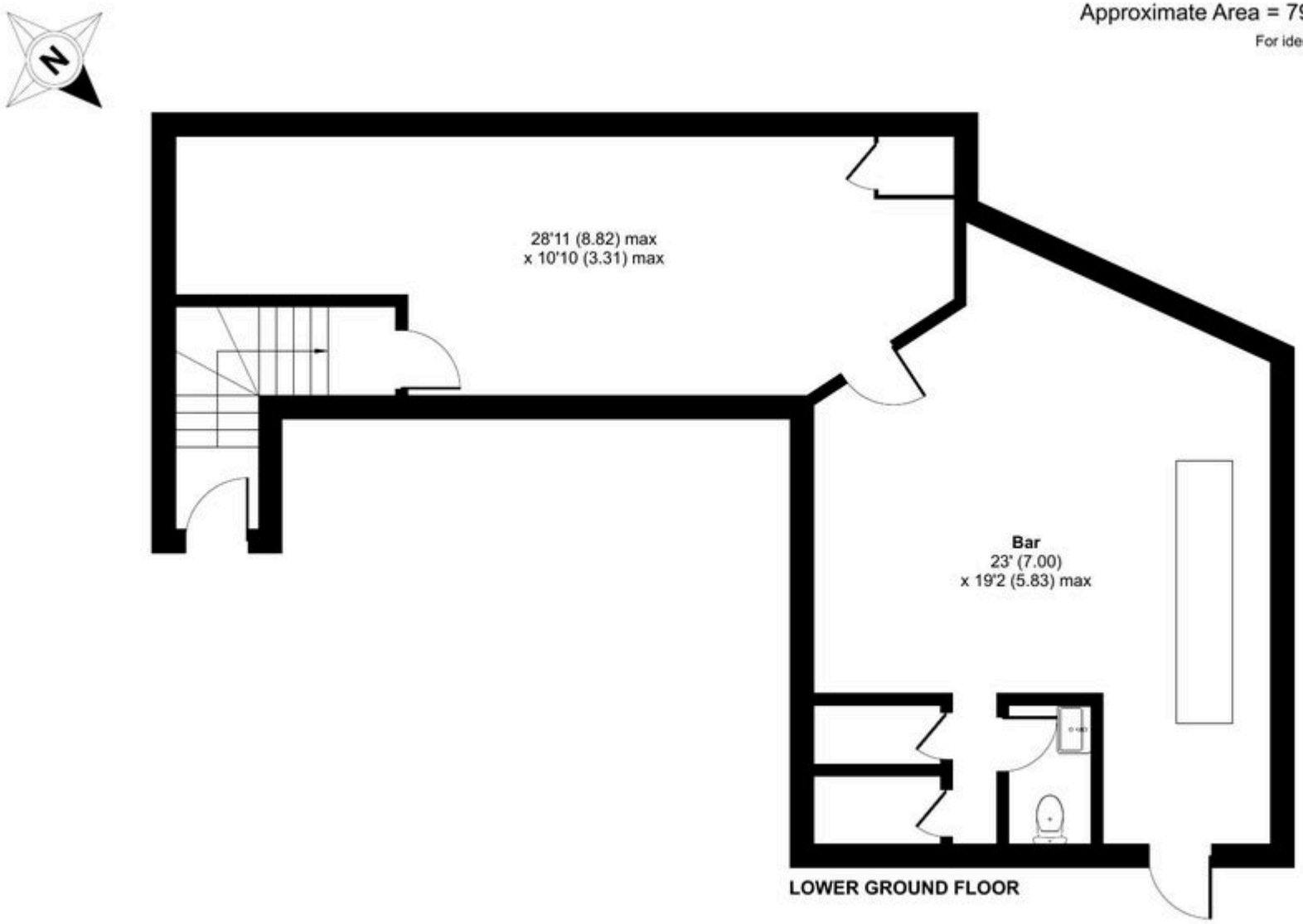
VIDEO TOUR

Watch the video tour

Clerkenwell Road, London, EC1R

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1486319

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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