



The Arbitrager

27a Throgmorton Street
London
EC2N 2AN

Leasehold: £100,000
Annual Rent: £56,500

Ref: 2457390

KEY HIGHLIGHTS

- Located in the Square Mile
- Boutique Ground Floor Pub
- Verticle Drinking Area at Front
- Basement Bar with 55 covers
- Drinks only venue
- 176 m2 / Energy Rating B



DESCRIPTION

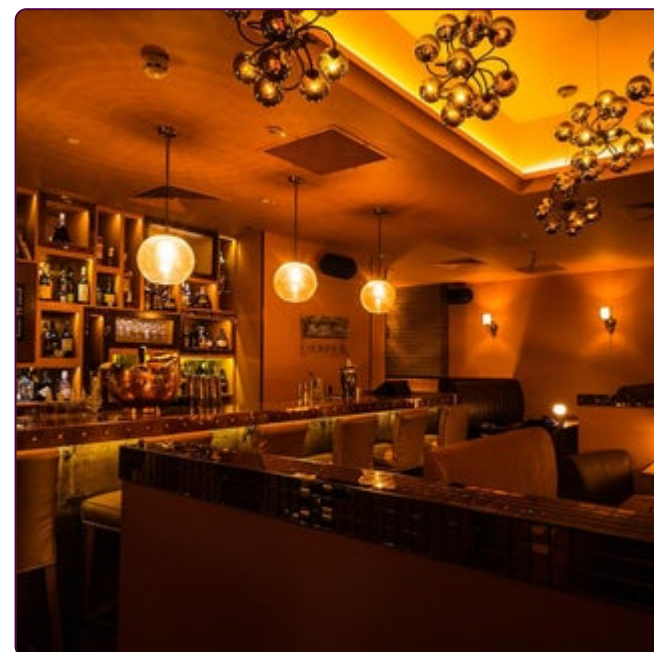
The Arbitrager is a boutique and independent pub in the heart of the City of London. It is celebrated for exclusively serving drinks brewed, distilled, or fermented in London, including craft beers, spirits, and even London-made wines. Known as one of the smallest pubs in the Square Mile, The Arbitrager provides an intimate and welcoming space for patrons to enjoy high-quality, locally sourced beverages.

Demon is a cocktail bar located within the basement of the Arbitrager, offering a more experimental and creative drinking experience. It is renowned for its innovative cocktails, crafted with precision and flair, often featuring unique ingredients and bold flavour combinations. The Demon provides a contrasting vibe to The Arbitrager, with a focus on artistry and mixology, making it a destination for cocktail enthusiasts seeking something extraordinary.

* This property does not have a kitchen or any domestic accommodation.

LOCATION

The Arbitrager is located at 27A Throgmorton Street, London EC2N 2AN, in the heart of the City of London. This prime location places it within a bustling financial district, surrounded by offices, businesses, and a vibrant mix of professionals. The venue benefits from excellent transport links, with Bank and Liverpool Street stations just a short walk away, providing access to Underground and National Rail services. The area is known for its dynamic atmosphere, with a variety of shops, restaurants, and bars nearby, ensuring high footfall and a steady stream of customers.



GROUND FLOOR

The ground floor consists of a porch, a small 14 cover trade space with a bar at the rear with adjacent cold room and washing up area.

BASEMENT

The basement consists of both male and female W.C.'s, an open plan 50 cover trade area, a bar and storage area.

EXTERNAL DETAILS

There are three tables for vertical drinking located at the front of the property

THE OPPORTUNITY

Acquiring the lease for The Arbitrager presents an exciting opportunity to take over a well-regarded ground floor pub and basement cocktail bar in the heart of the City of London. Located in a prime financial district, the venue benefits from a steady flow of professionals and high foot traffic. Its established reputation for quality drinks and a welcoming atmosphere provides a strong foundation for continued success. A new operator could capitalise on the central location and vibrant surroundings to attract a diverse clientele, while also exploring opportunities to expand the bar's offerings or host events and functions to enhance its appeal. This is a rare chance to establish or grow a presence in one of London's most dynamic areas.

TENURE

This is an opportunity to acquire either an existing 15 year, fully repairing and insuring, free of tie, private sub-lease, expiring in February 2029, contracted in to the landlord and tenant act 1954, at a passing rent of £56,500 pa, subject to a five yearly rent reviews. Alternatively, there is an opportunity to purchase a new 10 year sub-lease, with a mutual break clause in year 5, on an open market rent (to be negotiated). The landlord will require a 3-6 month deposit and/or personal guarantees. Please note, rent is paid quarterly in advance and the lease is also subject an annual service charge of £1,168.

TRADING INFORMATION

Trading information provided shows that as of October 2024, the business generated an annual turnover of just over £300k net of VAT. 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.

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:

Tuesday - Friday - 2pm to 10pm (GF)

Tuesday - Wednesday - 5pm to 1am (BSMT)

Thursday - Friday - 5pm to 2am (BSMT)

Licensable activities authorised by the licence - alcohol sales, exhibit film, indoor sports event, live music, recorded music, indoor sporting events, entertainment of a similar description, provision of dance and late night refreshment.

Licensed opening hours:

Sunday to Tuesday – 8am to 1:00am

Wednesday to Saturday - 8am to 2am

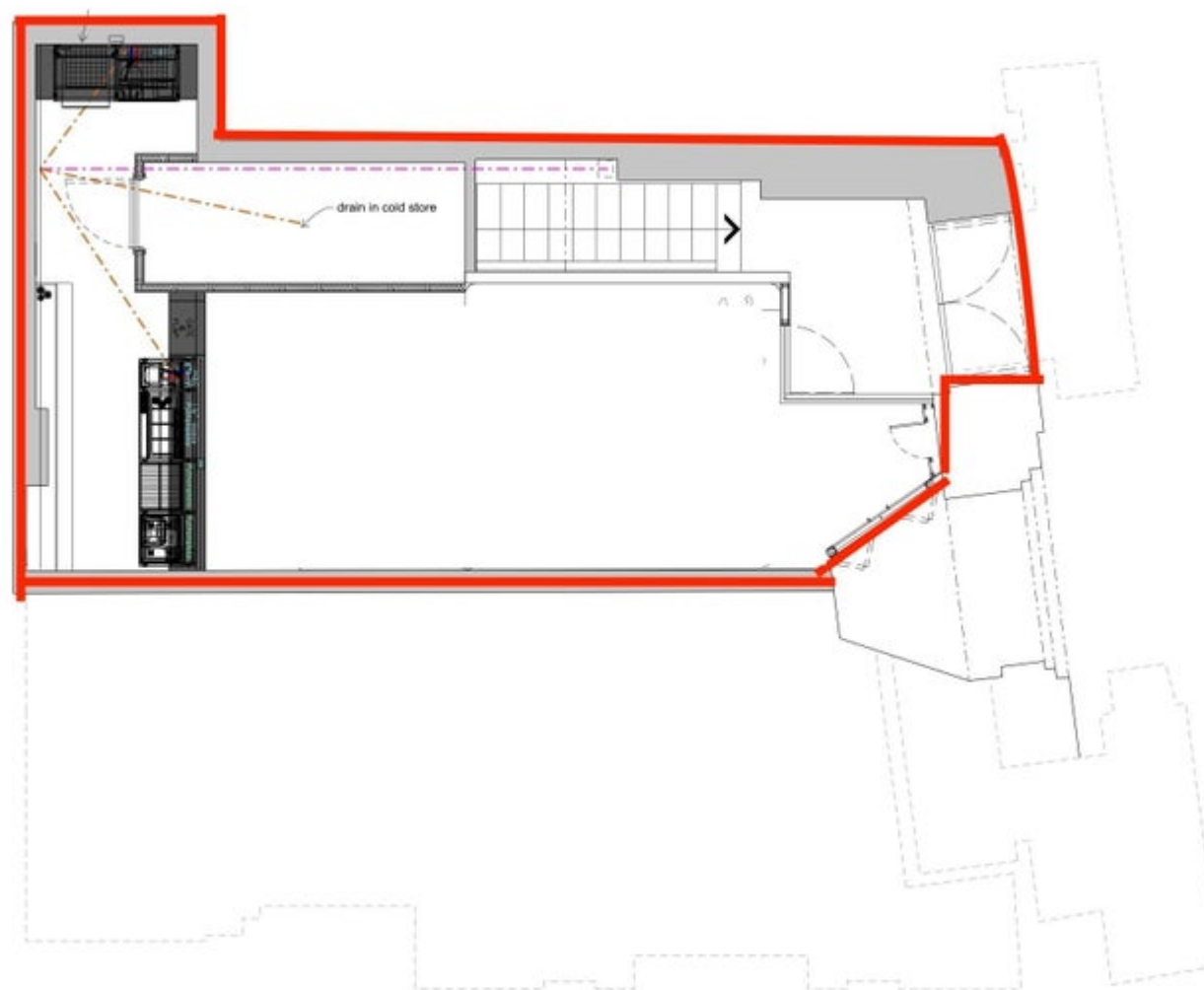
FIXTURES & FITTINGS

Trade fixtures and fittings in the property are included in the sale.

BUSINESS RATES

The VOA lists the property with a rateable value of £49,000 from April 2023. The local authority is the City of London.





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

T: 0344 412 4944

E: enquiries@christiefinance.com

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

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



DAVID WILSON

Associate Director

T: +44 7764 241 364

E: david.wilson@christie.com

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.

