

THE APPLE TREE

45 MOUNT PLEASANT,
CLERKENWELL, WC1X 0AE

PRIME CENTRAL LONDON PUBLIC HOUSE FOR SALE
FREEHOLD WITH VACANT POSSESSION

savills



WARNER STREET

MOUNT PLEASANT

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47 MOUNT PLEASANT

20

THE APPLE TREE, 45 MOUNT PLEASANT, CLERKENWELL, WC1X 0AE

PRIME CENTRAL LONDON PUBLIC HOUSE BEING OFFERED FOR SALE FREEHOLD WITH VACANT POSSESSION

HIGHLIGHTS INCLUDE



Prime Clerkenwell location



Highly accessible from Farringdon, Chancery Lane, Holborn, Russell Square and King's Cross underground stations



Strong underlying property values with typical residential values in the region of £800 - £1,100 per square foot



Mid 19th century character building



Basement, ground, first and second floor trade areas



Located opposite the residential-led mixed use development scheme 'Postmark London'



Gross Internal area of 512 sq m (5,511 sq ft)



Potential for pavement licence seating area to the front



LOCATION

The property is located in Clerkenwell, which is an area of central London approximately 1.5 miles northwest of Charing Cross. Clerkenwell sits between Farringdon, Holborn and Chancery Lane to the south, Russell Square, Oxford Street, Euston to the west, King's Cross and Islington to the north and Old Street, Liverpool Street and the City of London to the East.

Clerkenwell was once known as London's "Little Italy" because of the large number of Italians living in the area between the 1850s and the 1960s. A general revival and gentrification process began in the 1990s, and the area is now known for young professionals, nightclubs, restaurants and art galleries. It also houses many professional and business offices as an overspill area for the nearby City of London and West End. Amongst other sectors, there is a notable concentration of design professions around Clerkenwell, and supporting industries such as high-end designer furniture showrooms, with many of London's leading architectural practices located in the area.

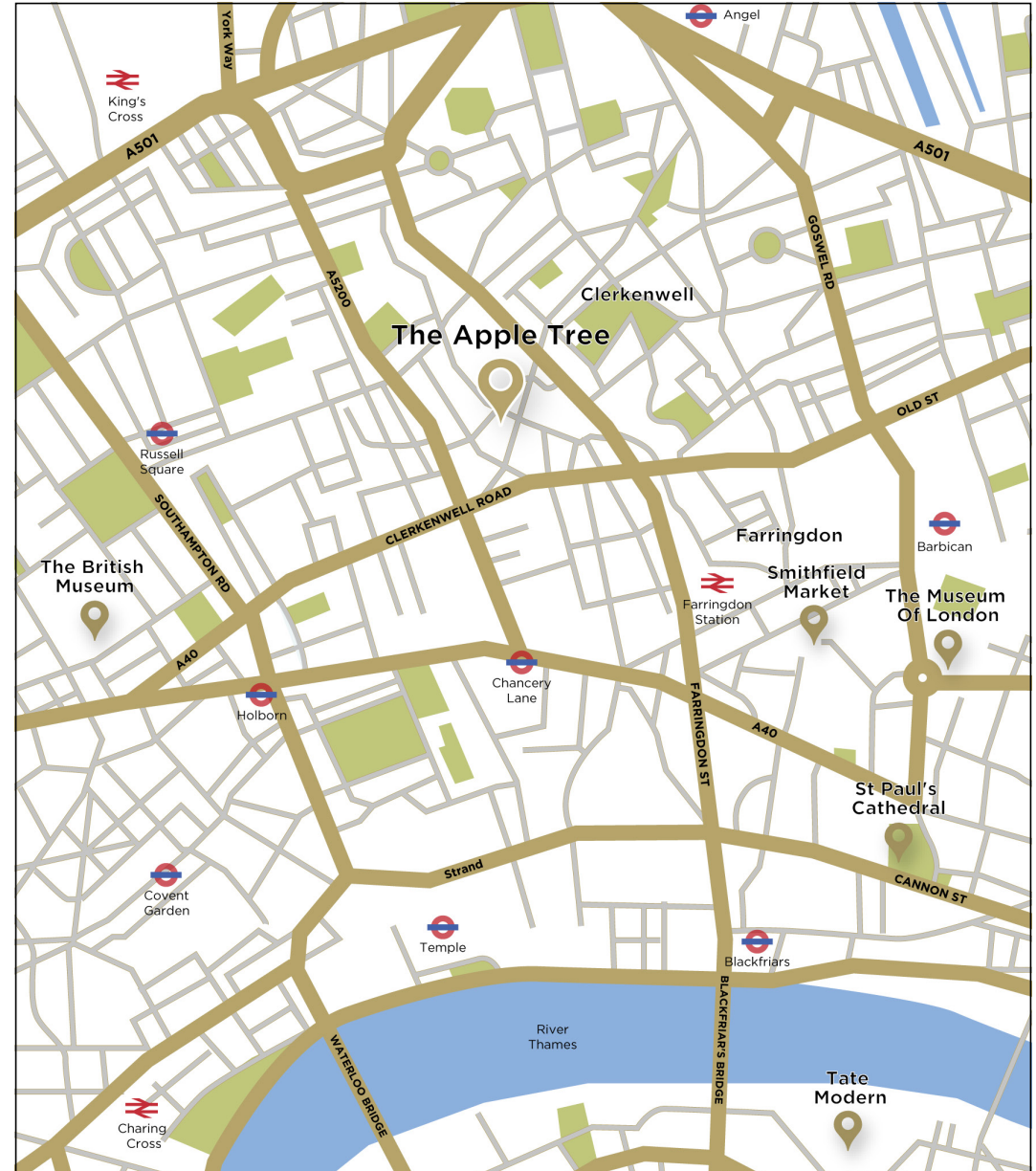
More specifically the property is located at the junction of Mount Pleasant and Warner Street with the immediate area comprising a mixture of residential and commercial property. The Mount Pleasant Mail Centre is located opposite the pub and is one of Royal Mail's busiest sites, generating around 2,000 vehicle movements per day. Royal Mail have consolidated their sorting office allowing for the redevelopment of the site into a mixed use residential-led scheme which is almost complete.

Located a short walk to the north of the property is Exmouth Market which is a semi pedestrianised street with an outdoor street market of 32 stalls and a number of popular restaurants and public houses including; Exmouth Arms, Caravan, Café Kick and Macellaio RC to name a few.

The property is highly accessible by public transport being walking distance from; Farringdon, Chancery Lane, Holborn, Russell Square and King's Cross underground stations.

DESCRIPTION

The property is an attractive Grade II Listed Victorian public house occupying a prominent corner position which is laid out to provide accommodation at basement, ground, first and second floors.



ACCOMMODATION

The property is presented in developers shell with capped off services and therefore offers the buyer total flexibility.

Basement: The basement houses a trading area with a pavement vault both of which have good floor to ceiling height. The ancillary provision at basement level includes a large kitchen area with extraction capability and customer WC's.

Ground Floor: The ground floor is the principal trading area with dual aspect allowing natural light to the entire trading area. To the rear of the property there is a private dining room (PDR) overlooking a central courtyard and an area set out for customers WC's. A staircase provides access to the basement and first floor, a void has been created between ground and first floors to harmonise the trading areas.

First Floor: The first floor provides two additional trading areas, a large space at the front of the property and a second smaller PDR at the rear, together with customer WC's.

Second Floor: The second floor provides an additional trade area comprising three individual rooms.

APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas:

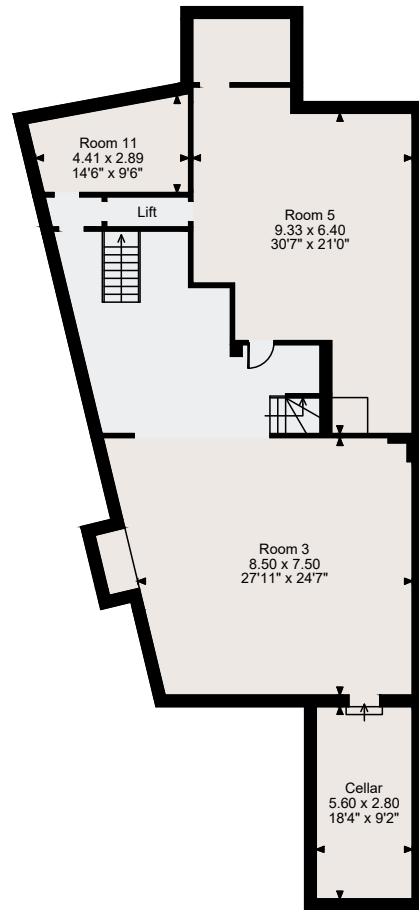
Level	Sq M	Sq Ft
Basement	180	1,937
Ground Floor	156	1,678
First Floor	106	1,139
Second Floor	70	757
TOTAL	512	5,511



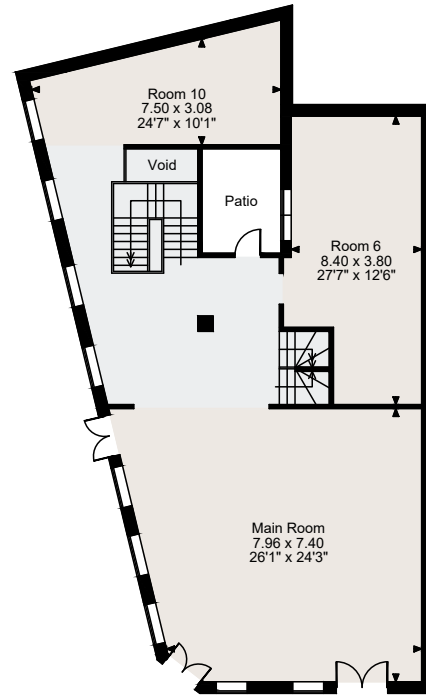
FLOORPLAN

Former Apple Tree, WC1X

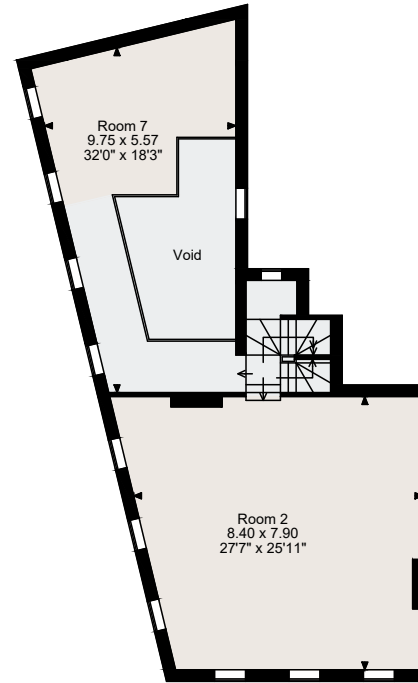
Basement gross internal area = 1,937 sq ft / 180 sq m
Ground Floor gross internal area = 1,678 sq ft / 156 sq m
First Floor gross internal area = 1,139 sq ft / 106 sq m
Second Floor gross internal area = 757 sq ft / 70 sq m
Total gross internal area = 5,511 sq ft / 512 sq m



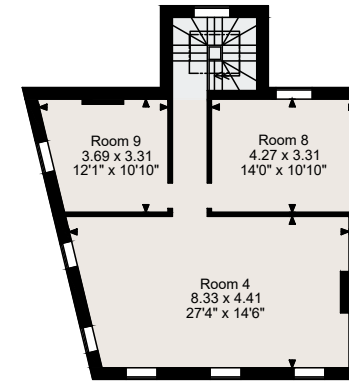
Basement



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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SITE AREA

The property has a site area of 0.046 of an acre.

PLANNING

The property is Grade II Listed and falls within the Hatton Garden Conservation Area. The property has planning consent for use as a public house.

EPC

D-94

LICENSING

The premises is licensed to serve alcohol between the following hours:

10.00-01.00 Monday to Saturday

12.00-22.30 Sunday

RATING

The 2023 Rateable Value is £32,000.

TENURE

The property is held freehold and is offered with full vacant possession.

TERMS & VIEWING

Substantial offers are invited for the benefit of our clients freehold interest with vacant possession.

If you require any further information, or wish to make arrangements to view the property then please contact;

ED SANDALL

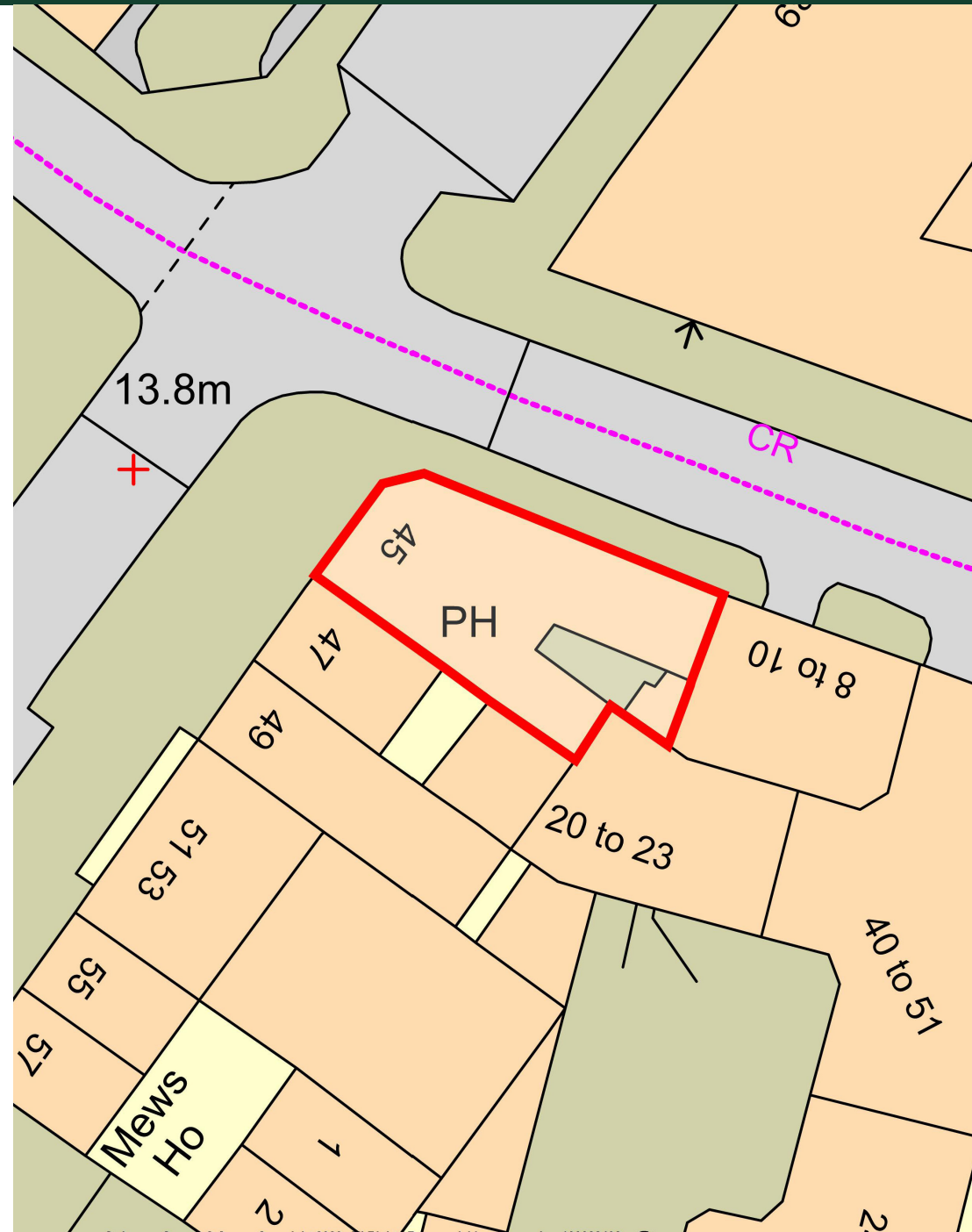
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