



2 OLD CHANGE COURT, LONDON EC4M 8EN

Prime City of London Bar/Pub/Leisure Opportunity

Large outside seating areas and historic 3.30am licence

5,842FT / 542.74 SQ M



STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

2 OLD CHANGE COURT, LONDON EC4M 8EN

LOCATION

The property is situated on Old Change Court just to the south of St Paul's Cathedral amongst the Carter Lane office development. Nearby occupiers include **Sea Horse Pub**, **Pret a Manger**, **Café Rouge** and **Gourmet Burger Kitchen**.

TERM

A new lease is to be made available for a term to be agreed subject to upward only rent reviews.

RENT

£150,000 per annum

ACCOMMODATION

The premises comprise a modern purpose-built property which is arranged over ground floor, lower ground and basement. There is additionally an outside seating area held on a separate license from the City of London Corporation.

The unit is brought to market with kitchen extract, dumbwaiter and bars in situ. The unit has the following approximate dimensions and areas:

Ground floor	2,314 Sq Ft	214.98 Sq M
Lower Ground	1,258 Sq Ft	116.87 Sq M
Basement	2,270 Sq Ft	210.89 Sq M
TOTAL	5,842 Sq Ft	542.74 Sq M

RATES (2023/24)

Rateable value:	£146,000
Rates payable (UBR multiplier: £0.544):	£79,424

USE

Sui Generis Pub/Bar use.

PREMISES LICENCE

The property historically benefitted from a 10:00am – 3.30am premises license Monday to Sunday. There is also potential for an outside seating licence.

LEGAL COSTS

Each party to bear its own costs.

EPC

An EPC will be made available upon request.

VIEWING

By appointment with sole agent Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

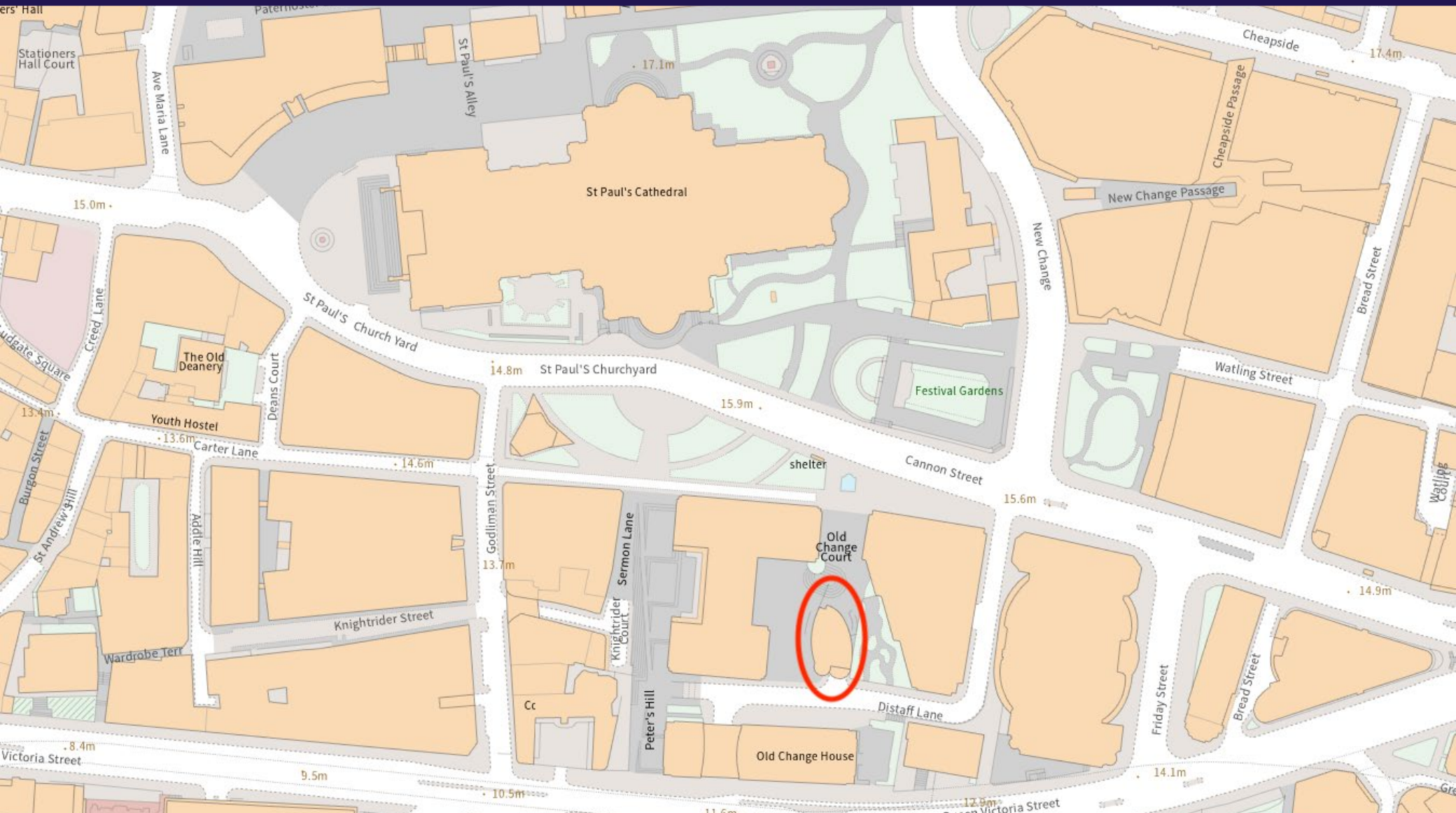
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AREA PLAN

PROJECT CANE

MUSTARD BAR, 2 Old Change Court, LONDON, EC4

Ground Floor

Net Internal Area

LEISURE	215.0 sq m	2314 sq ft
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TOTAL NIA: 215,0 sq m 2314 sq ft

The following has been INCLUDED in the TOTAL NIA:

Customer Toilets	15.4 sq m	166 sq ft
Steps	1.5 sq m	16 sq ft

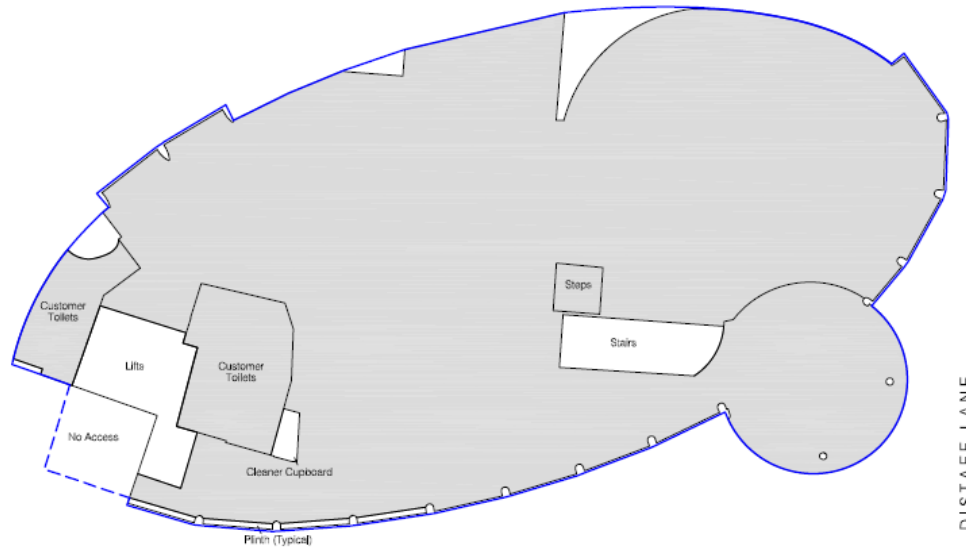
The following has been EXCLUDED from the TOTAL NIA:

Cleaner Cupboard	0.7 sq m	8 sq ft
Lifts	7.8 sq m	84 sq ft
Plinths	1.6 sq m	11 sq ft
Stairs	5.3 sq m	57 sq ft

Gross Internal Area

GIA	241.9 sq m	2604 sq ft
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TOTAL GIA: 241,9 sq m 2604 sq ft



OLD CHANGE COURT

Condition of Site:
Occupied
 Vacant:
Heavy Fit-Out
 Shell & Core
 Under Construction
 Cat A Fit-Out

Notes:
 This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:
 A - Original Issue (April 2011)

Dwg No. 24659-M-AG

Issue A April 2011

Scaled for presentation purposes

Plowman Craven
 Regulated by RICS



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AREA PLAN

PROJECT CANE

MUSTARD BAR, 2 Old Change Court, LONDON, EC4

Lower Ground Floor

Net Internal Area

LEISURE	116,9 sq m	1258 sq ft
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TOTAL NIA: 116,9 sq m 1258 sq ft

The following has been INCLUDED in the TOTAL NIA:

Customer Toilets	8,8 sq m	95 sq ft
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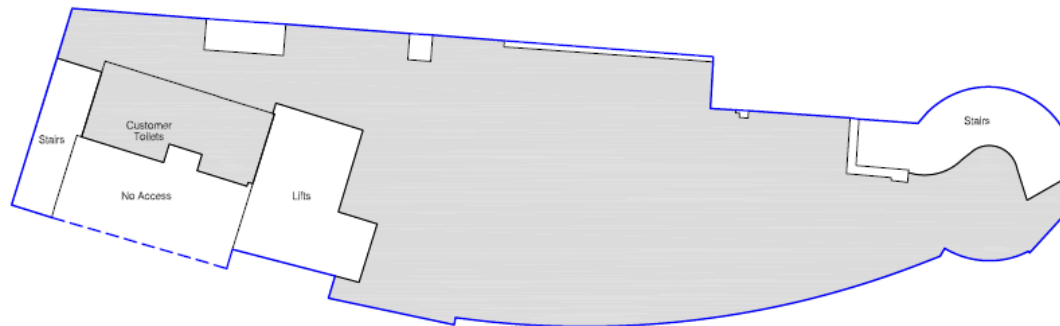
The following has been EXCLUDED from the TOTAL NIA:

Lifts	10,7 sq m	115 sq ft
Stairs	15,6 sq m	146 sq ft

Gross Internal Area

GIA	155,4 sq m	1673 sq ft
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TOTAL GIA: 155,4 sq m 1673 sq ft



OLD CHANGE COURT

DISTAFF LANE

Condition of Site:
Occupied
 Vacant
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 Shell & Core
 Under Construction
 Cat A Fit-Out

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Revisions:
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AREA PLAN

PROJECT CANE

MUSTARD BAR, 2 Old Change Court, LONDON, EC4

Basement

Net Internal Area

LEISURE	210,9 sq m	2270 sq ft
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TOTAL NIA: 210,9 sq m 2270 sq ft

The following has been INCLUDED in the TOTAL NIA:

Customer Toilets	22,3 sq m	240 sq ft
Steps	1,8 sq m	19 sq ft

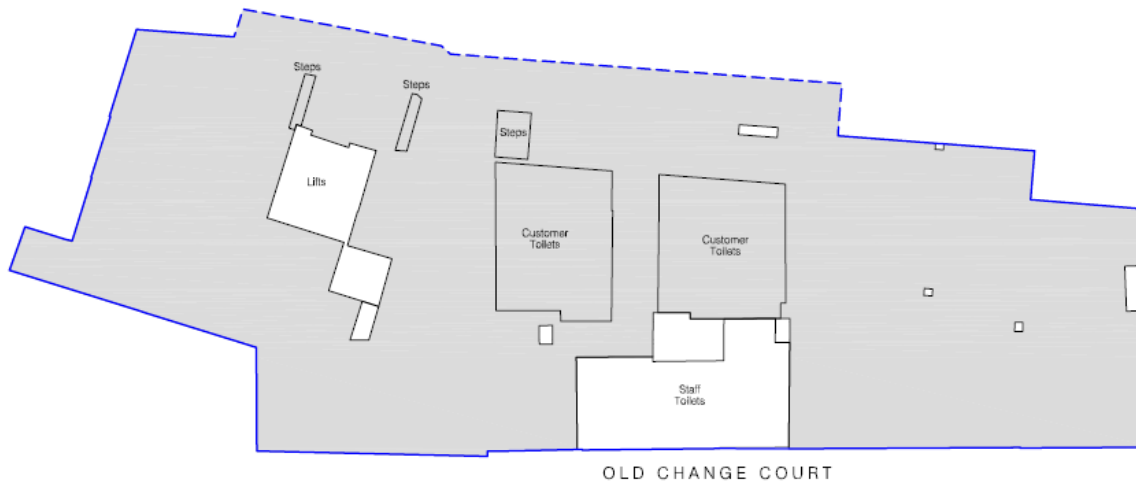
The following has been EXCLUDED from the TOTAL NIA:

Lifts	6,8 sq m	73 sq ft
Staff Toilets	15,7 sq m	147 sq ft

Gross Internal Area

GIA	235,3 sq m	2533 sq ft
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TOTAL GIA: 235,3 sq m 2533 sq ft



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