



Former Simmons Bar

61 Royal Mint Street, Tower Bridge, London E1 8LG

Tenure
To Let

Price
Nil Premium

- Free of Tie Lease – Guide rent £25,000 p.a.
- Close proximity to Tower Bridge (A1202)
- Ideal owner operator outlet
- Single bar operation
- Lockup premises



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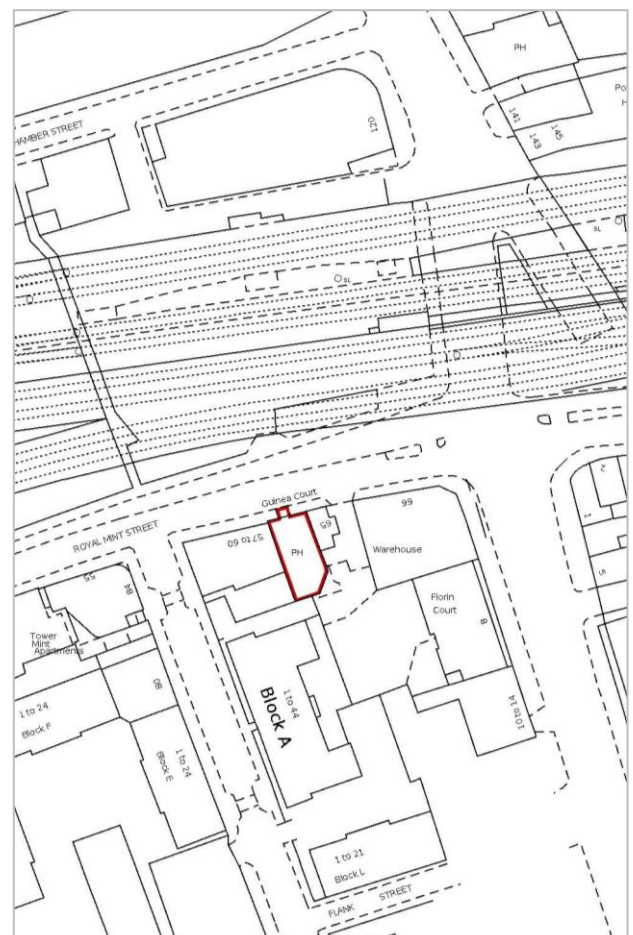
Location

Situated in Whitechapel which is a vibrant, multicultural district in the East End of London. Located within 10 minutes' walk of the Tower of London and Tower Hill Tube Station, Minories and the edge of the City, in an area of mixed commercial and residential property. Nearby pubs include The Artful Dodger, Sir Sidney Smith, Brown Bear and Prince of Prussia.

Description

Ground floor and basement of a four storey mid terrace property constructed circa 1620.

Space for a feature oversize window to ground floor with signage above.



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Trade

No trade is being sold or warranted. The property previously traded as a cocktail bar however, is currently closed to trade.

Accommodation

A single room trading space with bar servery to one side. Ladies and Gents toilets to the rear.

Basement beer store and store space.

Tenure

The property is available To Let by way of a Free of Tie 20 year lease on full repairing and insuring terms, with a guide rent of £25,000 per annum.

A 6 month rent deposit is required. Rent reviews on a 5 yearly basis and annual RPI increases collared at 2.5% and capped at 5%.

Planning

The property is not listed nor situated in a conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale of Alcohol

Sunday to Thursday 10.00 am to 12.00 midnight

Friday & Saturday 10.00 am to 1.00 am

Late Night Refreshment

Sunday to Thursday 11.00 pm to 12.00 midnight

Friday & Saturday 11.00 pm to 1.00 am

Business Rates

The property is in an area administered by Tower Hamlets Council. The 2023 Rateable Value has been assessed at £10,600.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

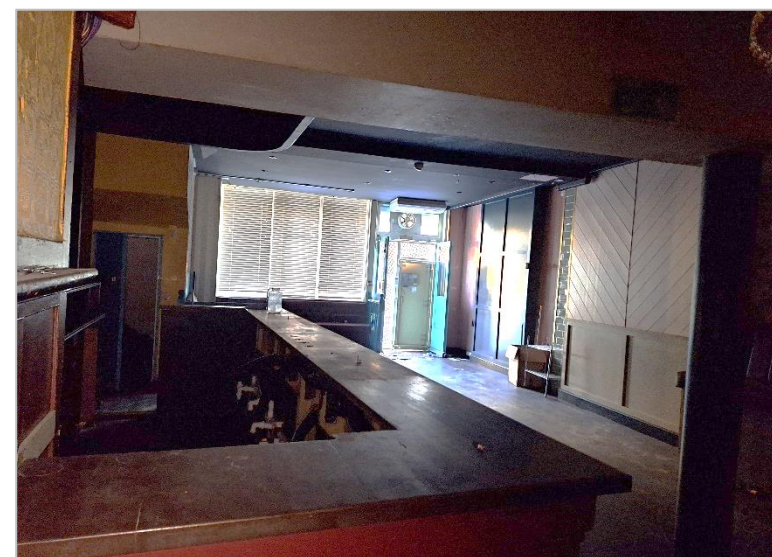
Strictly by appointment only through Fleurets London office - 020 7280 4700. Please note the premises are closed to trade.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



- Please note the photographs shown above are illustrative of when the premises were open and trading.
- Please note the photographs shown below are illustrative of the property's current condition as of March 2025.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

Andy Frisby

Director - Head of Central London Agency

☎ 020 7280 4700

📱 07471 953231

✉ andy.frisby@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com