



Vout-O-Reenee's & The Stash Gallery

The Crypt, 30 Prescott Street, London E1 8BB

Tenure: Leasehold

Price: £140,000

Ref: 96075

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Situated in E1, one of London's fastest growing hubs
- Unique venue in church crypt – 2,225 sq ft
- Stylish lounge bar with seating for 50+
- Seating and standing for 80+
- Gallery/function space (50)
- Exciting member's club with live music, cabaret and events
- Operates weekends only with capacity to extend trade

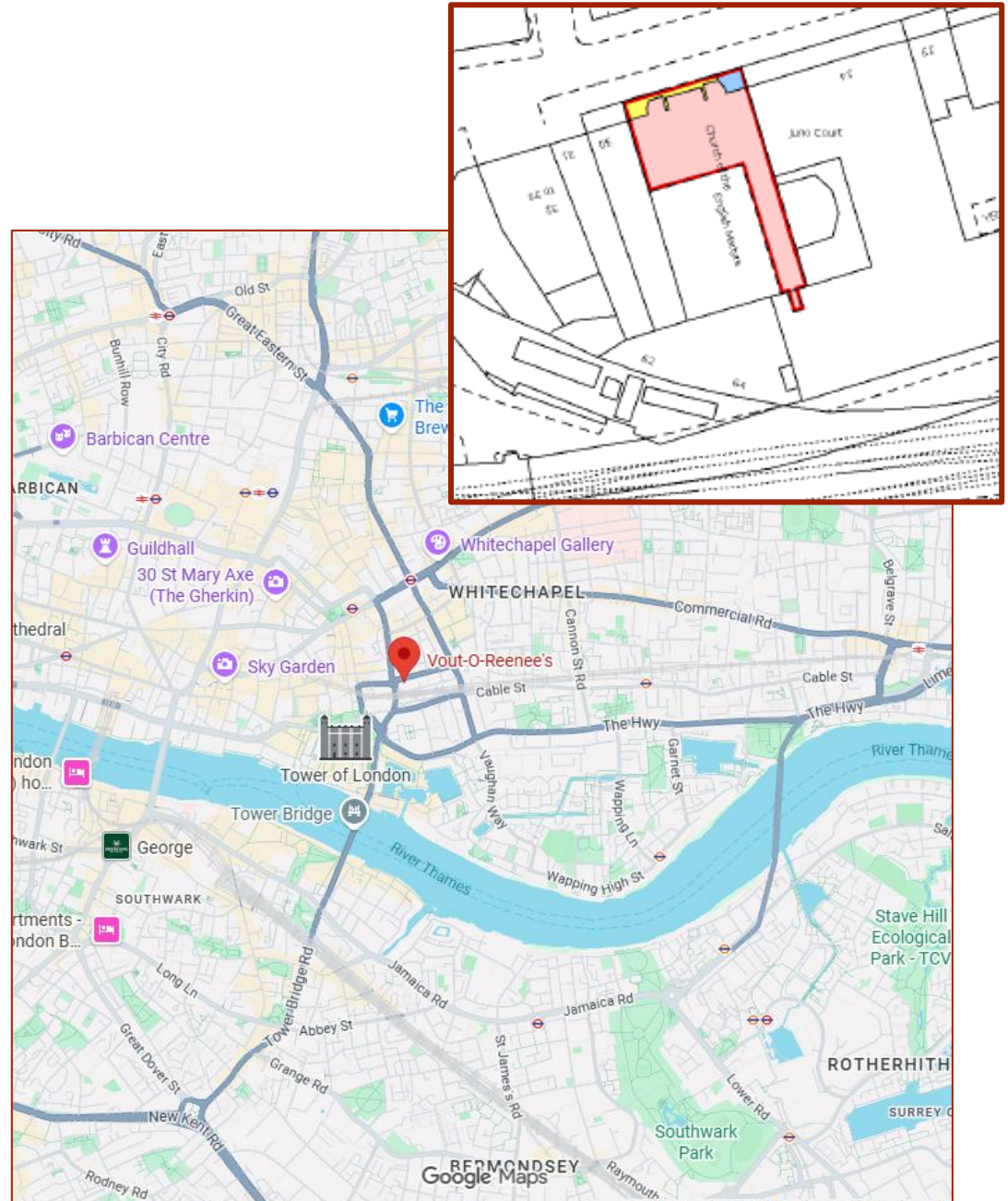
Location

Vout-O-Reenee's is situated in the Tower Hill district of Central London. Falling within the E1 district, it forms part of one of the fastest growing hubs in Central London having been the subject of significant investment in recent years featuring new office developments, new build residential schemes, public space, hotels and a wide range of independent food, retail and leisure amenities. The area will also soon benefit from the imminent Crossrail link at Whitechapel and Liverpool Street stations. There is free parking to the front of the property on Fridays from 17:30 until Monday 08:30.

The property is situated on Prescott Street, a stone's throw from the Tower of London, St Katherine Docks and Tower Bridge. It lies a mere five-minute walk from Tower Hill and Aldgate tube stations as well as Tower Gateway DLR, in a prime position neighbouring a number of hotels and university apartments.

The Property

Vout-O-Reenee's occupies a unique commercial space within the Crypt of the Roman Catholic Church of the English Martyrs, an imposing Grade II listed gothic church. The premises has been extensively refurbished to the tune of approximately £150,000 to provide an exciting member's club/bar/events space, measuring in the region of 2,225 square feet plus 300 sq feet of additional storage. The premises is presented in a unique style, providing an escape from the hustle and bustle of London life. The property comprises:



Trade Areas

- HALLWAY: A reception area which also provides informal seating for 10.
- LOUNGE BAR: With notable bar servery, banquette, tub and stool seating for 50+ with room for plenty more standing. This area includes a piano and DJ booth. Store room offset.
- KITCHEN.
- CLOAKROOM.
- GARDEN ROOM: A bright room with Monet style wall mural, seating for 6 - 10 with room for more standing. Store room offset.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- GALLERY/FUNCTION ROOM: Known as 'The Stash Gallery'. This open plan room is used to host art events, exhibitions and social functions.
- OFFICE AND CHANGING ROOM.
- STORE ROOM (not included in lease, rented on separate licence at £120 per month).
- TERRACE/PRIVATE PATIO.





The Business

Vout-O-Reenee's and The Stash Gallery form a distinctive hybrid venue in Central London, operating as a private member's club, events space and art gallery. Known for its eccentric charm and cultural relevance, the venue hosts exclusive events, live performances and curated exhibitions, appealing to the arts, fashion and film scenes.

The venue is a one-of-a-kind venue offering cultural richness, charm and versatility with low overheads and low future rent security.

Members generate an income in the region of £15,000 per annum from membership alone plus additional income from 40+ pre-booked annual events per year. The club runs in partnership with The Union Club in Soho with reciprocal club access.

In addition, The Stash Gallery holds regular exhibitions and enjoys strong visibility in the creative circles.

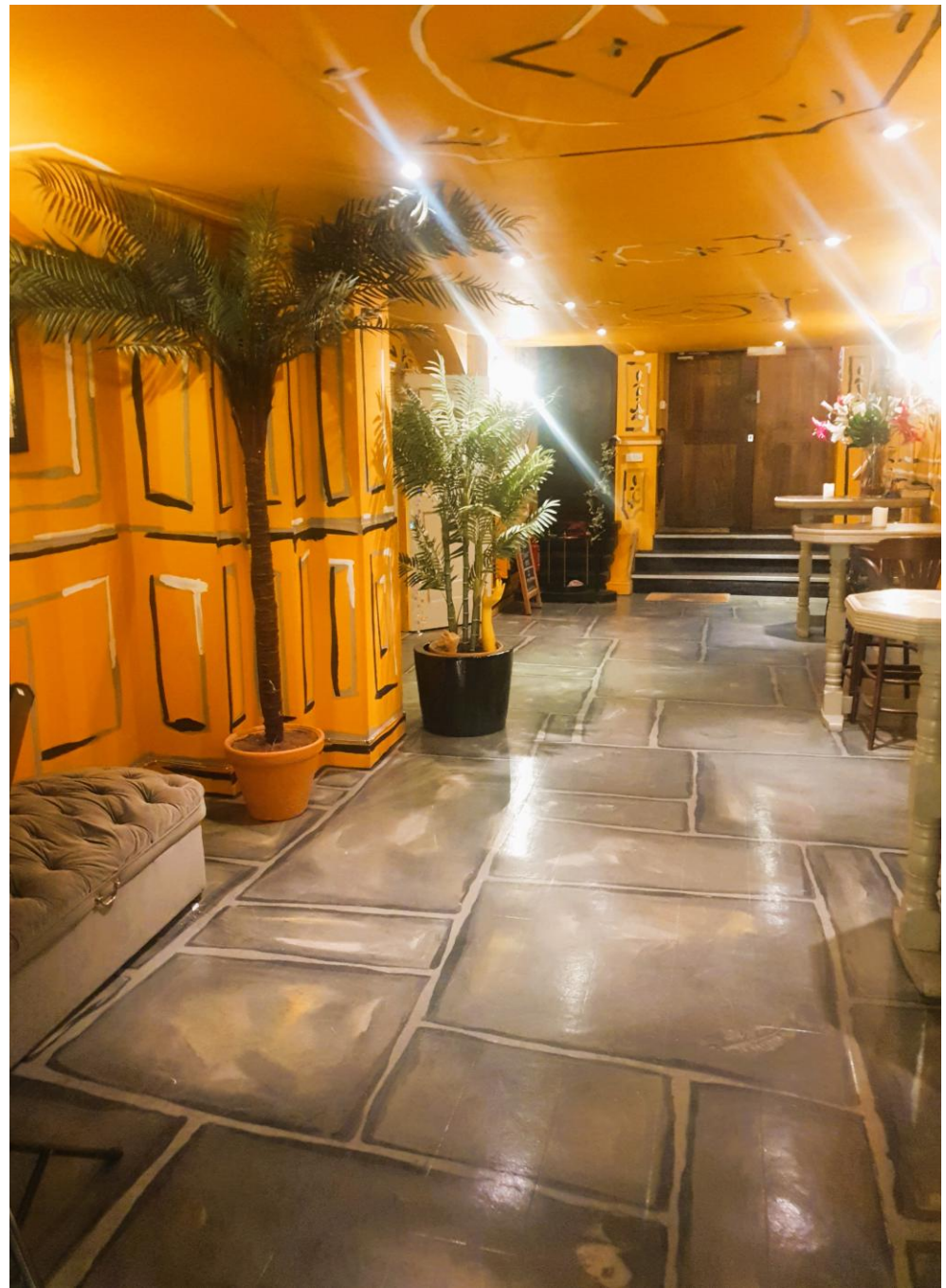


The business offers great potential for further expansion and growth:

- Extending operating hours: The business currently operates on Friday and Saturday evenings, with occasional weekday evenings. By increasing the number of evenings open per week, this would directly increase revenue.
- Daytime use: Utilise gallery/event space for workshops, pop-ups, screenings, presentations, seminars and private gatherings.
- Marketing expansion: Increasing visibility through local press, SEO, social media and platform listings.
- Event diversification: Increasing the range of themed nights, residencies and private hires.
- Increase memberships: Using targeted social media advertising to focus on people in the East London postcodes, beyond the creative community.

The business is being reluctantly offered for sale due to retirement and health considerations. Accounting details can be made available following a formal viewing.









Tenure & Price

LEASEHOLD £140,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. Artwork available via separate negotiation.

The business is available by way of a share transfer of two debt-free limited companies.

The premises is held on a part repairing and insuring lease agreement for a term of 15 years commencing 31st January 2014. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent is £37,836 per annum, subject to five yearly rent reviews, with a maximum 3% rent increase every five years, the next due in 2029. An £8,500 rent deposit in name of the company is held by the Landlord The lease is free-of-tie.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Thursday: 14:00 – 00:00

Friday & Saturday: 14:00 – 01:00

Services

All mains services are connected.

Business Rates payable: £4,800

Local Authority: Tower Hamlets Council



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