

LICENSED & LEISURE



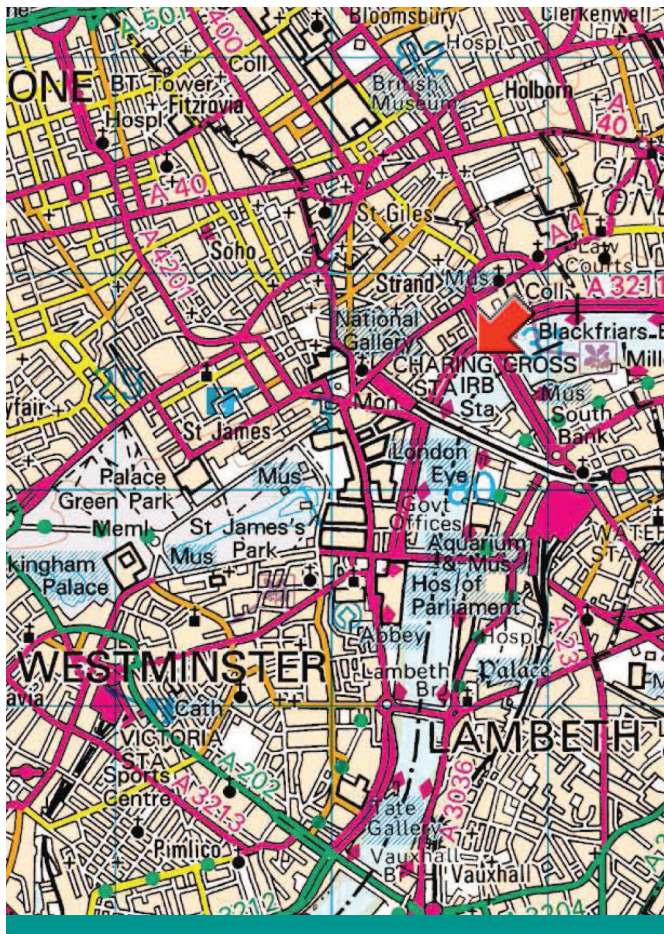
For Sale – Thameside boat with valuable mooring rights

QUEEN MARY
VICTORIA EMBANKMENT, LONDON WC2R 2PP

- Substantial Licensed Operation
- Prime Central London Location
- 3am Licence

CONFIDENTIALLY AVAILABLE – STAFF UNAWARE

COLLIERS
CRE



LOCATION

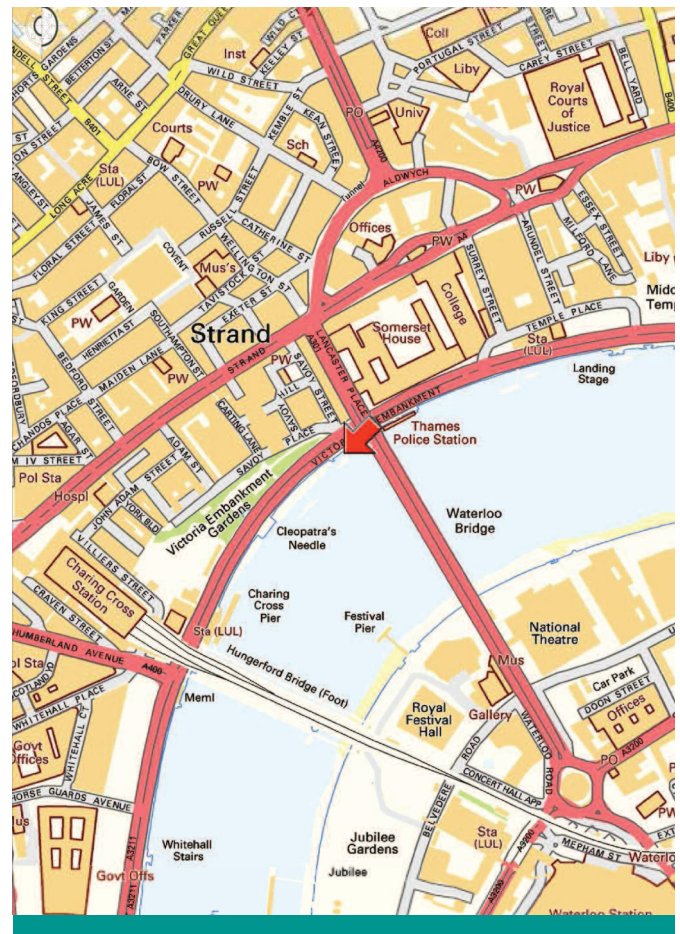
The Queen Mary occupies a prime Thameside location adjacent to the A3211 Victoria Embankment and close to Waterloo Bridge. Embankment and Temple Underground Stations are both within close proximity as is Charing Cross Underground and Mainline Station. The Queen Mary is situated close to a number of high profile tourist locations including Trafalgar Square, the Strand, The London Eye and The Royal Festival Hall.

DESCRIPTION & ACCOMMODATION

The Queen Mary is originally believed to have been built during the 1930s and is approximately 76.2 metres (250ft) in length with a width of approximately 10.6 meters (35ft). Internally it is laid out as follows.

LOWER DECK

This level is laid out to provide a large trade kitchen, staff changing room, three further staff rooms, manager's office, two freezer rooms, refuse store, a locker room, linen store, a bottle store, three plant rooms and three further store rooms.



MIDDLE DECK

This level provides the Admiral's Suite (approximately 140 covers), which has its own bar servery, cloakroom and glass wash area, in addition to two store rooms. There is also the Captains' Quarters which is an additional function suite (approximately 90 covers) that has its own male and female WCs.

MAIN DECK

This level is laid out to provide a reception area with a cloakroom to the rear and access to the male and female WCs. The Hornblower's Lounge and Wardroom Bar are situated at this level, each of which have their own bar, small catering kitchen and cold bottle stores. The Hornblower's Lounge has seating for in excess of 100 covers with the Wardroom Bar accommodating approximately 50 covers.

MISREPRESENTATION CLAUSE

Colliers CRE gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers CRE has any authority to make any representation or warranty whatever in relation to this property.

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Colliers CRE, 9 Marylebone Lane, London W1U 1HL, Tel: 020 7935 4499, www.collierscre.com

UPPER DECK

An additional external trading area is provided on the upper deck level which has its own bar servery and two bottle stores in addition to three plant rooms. This area provides external seating for an additional 100 covers.

Beer cellarage and bin storage is situated on a separate pontoon and 2 dolphins which are situated immediately adjacent and are accessible from the lower deck.

LICENSES

We have been informed by the Vendors that the Queen Mary currently has the benefit of a Premises Licence with permitted hours until 3am Monday to Saturday and 11pm on Sunday.

MOORING RIGHTS

The Queen Mary is subject to three separate agreements. The first agreement is with the Port of London Authority and was originally granted on 20 January 1975. This relates to a Mooring Licence which has a current licence fee of £9,882.72 per annum which is subject to annual increases in line with RPI. It can be terminated by either party by giving three months notice. The second agreement is with the Port of London Authority and Church Commissioners and is for a term of 40 years from 25 September 1988. A one off consideration was paid for a licence to maintain and retain a pier in the River Thames and to station the Queen Mary (or any other vessel of no greater size) for the purposes of floating bars and restaurants. The agreement can be terminated by the Port of London Authority upon six months notice if pier removal is required for the management of the navigation of the Thames. The final agreement is with the City of Westminster and is for a term from 1 January 1993 expiring 27 September 2029 and is a licence for access, steps, gangways, fixings and services etc to and over the river wall. The current annual licence fee is £42,368.55 and is subject to RPI increases annually. Either party may terminate this agreement only upon 6 months notice to expire on or after 28 September 2028.

TERMS

Our clients are seeking substantial offers for the benefit of their ownership in the Queen Mary and for the benefit of the existing mooring rights which they currently hold.

VAT

VAT, if applicable, will be payable in addition to the purchase price.

STAFF

Staff will transfer in accordance with the TUPE Regulations.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

TRADING INFORMATION

Trading information may be released to interested parties upon written request.

FURTHER INFORMATION AND VIEWING

Staff are unaware of our clients intention to dispose of this site so all viewings must be made by appointment and under no circumstances should any direct approach be made to any members of staff. For further details please contact sole agents, Colliers CRE contact Paul Breen 020 7487 1767 or Ross Kirton 020 7487 1615.

CONTACTS

Paul Breen
020 7487 1767
paul.breen@collierscre.co.uk

Ross Kirton
020 7487 1615
ross.kirton@collierscre.co.uk