

Rare Late Night Bar Opportunity Lease for Sale – Haggerston E2



Please note this is not a photograph of the property being marketed

Location

Situated on Kingsland Road in the heart of East London, moments from the Regents Canal and the Kingsland Basin. The area has experienced and continues to benefit from a large amount of inward investment and there are numerous new developments close by. There are a number of local operators including the Kings Arms located close by. The premises is close to Haggerston and Hoxton overground stations and the new East London Line.

Description

The premises benefits from a fully fitted bar, trading area and customer toilets all at basement level. We understand the gross approximate areas to be as follows:

Basement	56 sq m	600 sq ft
Total	56 sq m	600 sq ft

Tenure

A New 20 year lease at a passing rent of £20,000 per annum subject to four yearly upward only rent reviews was recently granted by the landlord.

Premium

A premium of £100,000, subject to contract, is being sought for the benefit of the lease and fixtures and fittings in situ.

Planning

The unit benefits from A4 planning.

Licensing

Licensed for the sale of alcohol and regulated entertainment until 3am, Sunday to Wednesday and until 5am from Thursday to Saturday.

Further Details

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

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