



Stokey Bears, 129 Stoke Newington High Street, London, N16 0PH

Summary

- Ground Floor Only
- Lease expiry in 2030
- A3 Use
- Outside Space
- 12 am licence Thursday to Saturday

Leasehold: Low premium sort

Viewing is strictly by prior appointment with sole agent
Davis Coffey Lyons:

Connie Start
Associate Director
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Paul Tallentyre
Executive Director, Pubs & Bars
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Location

The property is situated on Stoke Newington High Street. The property has the benefit of good transport links with Stoke Newington Station being 0.3 miles north of the property, Rectory Road Station being 0.6 miles east of the property and Dalston Kingsland being 0.8 miles south of the property.

Local operators include Costa Coffee, The Rochester Castle, Franco Manca and Coach and Horses. For a better understanding of the location, please review [Google Street View](#)



Property

The premises are arranged over the ground floor and is fully fitted throughout. Comprising of a fully fitted bar and kitchen.

Ancillary accommodation comprises of store rooms and customer WC's. To the rear of this trade area is a garden area for approximately 70 covers.

Tenure

The property is held on a 16-year lease from September 2014, at a rent of £40,000 per annum, with a 4 yearly rent review pattern. The lease is contracted outside the Landlord and Tenant Act 1954.

Premium

Low premium sort.

Planning

The property currently has A3 planning consent.

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2017 of £29,750.

Licensing

The premises licence permits the sale of alcohol from:

| | |
|----------------------|----------------------|
| Monday to Wednesday | 10.00 am to 12.00 am |
| Thursday to Saturday | 10.00 am to 12.00 am |
| Sunday | 11.00 am to 12.00 am |

Please note there is potential for a 1.00 am licence subject to the necessary consents.

EPC

An EPC will be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Viewing

All viewings should be arranged through sole agents, Davis Coffey Lyons.

