



Bethnal Green Road, Shoreditch, E1 6LA

Location

The property is located on Bethnal Green Road, close by to Shoreditch High Street, Great Eastern Street and Boxpark Shoreditch. Shoreditch High Street Overground Station is within short walking distance. It is a gentrified and affluent area with a large catchment of residential and office workers. Local operators include London Cocktail Club, Busaba, Smokestack and Pizza East, as well as a number of other independent operators. For a better understanding of the location please review the link: [Google Street View](#)

Description

The premises occupy an attractive New York style warehouse building. It is fully fitted to an exceptional standard; currently operating as a restaurant/bar, the ground floor comprises customer seating, a fully fitted bar and kitchen. Stairs lead to an additional bar area in the basement which benefits from a fully fitted bar and large trading area. The first floor and second floors comprise storage space, offices and large open-plan spaces, ideal for private functions/corporate events. We understand the gross approximate areas to be as follows:

Second Floor	149 sq m	1,604 sq ft
First Floor	161.1 sq m	1,734 sq ft
Ground Floor	263.5 sq m	2,836 sq ft
Basement	263.8 sq m	2,840 sq ft
Total	837.4 sq m	9,014 sq ft

Tenure

The premises are held on a FRI lease from 29 March 2005 for a 20 year term subject to 5 yearly rent reviews. The current passing rent is £215,000 per annum exclusive, inside the L&T 1954 Act.

Premium

Substantial premium offers are being sought for the benefit of the leasehold interest and non-branded fixtures and fittings in situ.

Planning / Licensing

We are verbally informed the planning allows for use as a restaurant/bar (A3/A4). There is a premises licence in place allowing the sale of alcohol. Details are as follows;

Sale of Alcohol:

Sunday to Wednesday: 10am-1am.
Thursday to Saturday: 10am-3am.

Live Music, Recorded Music and Dancing:

Sunday to Wednesday: 11pm-1am
Thursday to Saturday: 11pm-3am.

Further Details

Staff are unaware and all approaches are to be made via Davis Coffery Lyons. An EPC has been commissioned and can be arranged 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.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: dcl.co.uk

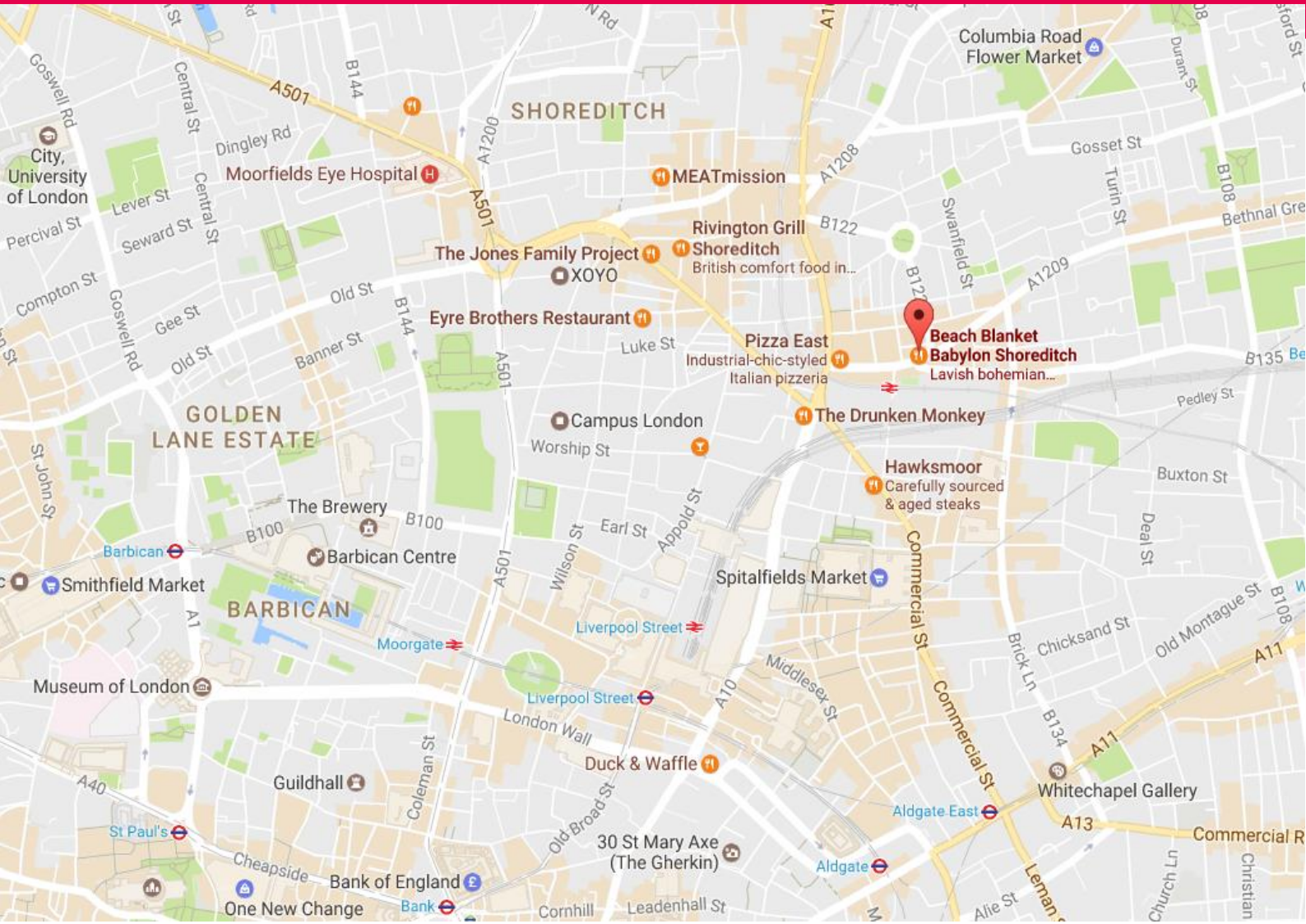
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**DAVIS
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**CONFIDENTIAL 9,014 SQ FT A3/A4 OPPORTUNITY
FULLY FITTED LATE NIGHT RESTAURANT/BAR
LEASE FOR SALE – SHOREDITCH**



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