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**PRIME HACKNEY
ROAD PUB / WINE BAR
PREMISES
2,346 FT²**



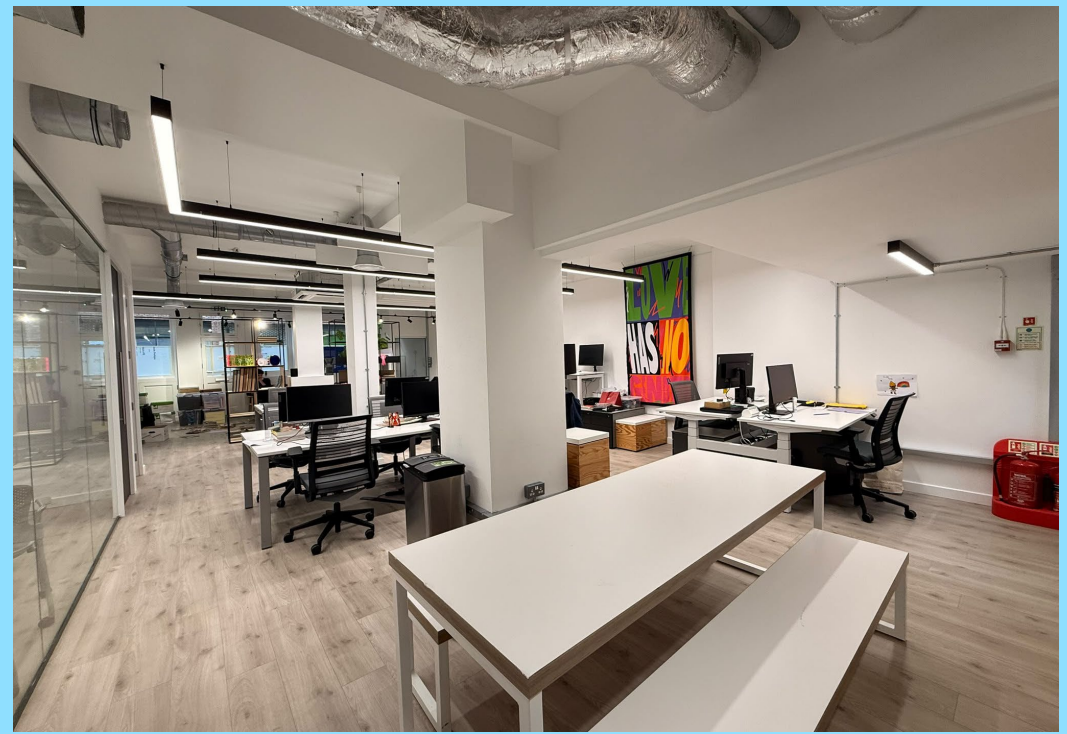
DESCRIPTION

The available accommodation comprises self-contained premises spanning ground and basement levels in a prime Hackney Road location, offering an excellent opportunity for pub operators, wine bars and other drinking establishment businesses. The property benefits from good transport connectivity and strong local footfall, providing an opportunity to attract passing trade and establish a distinctive hospitality venue. The premises benefit from 3 x 100A electric power, air conditioning and ventilation, suspended LED lighting, wooden flooring and an existing bathroom. The accommodation offers flexibility for an incoming operator to create a bespoke bar or hospitality concept.

SUMMARY

- Suitable for Drinking Establishments / Pub / Wine Bars
- 3x 100a Electric Power
- Great Transport Connectivity
- Good Footfall
- Self Contained
- AC & Ventilation
- Suspended LED Lighting
- Wooden Flooring





LOCATION

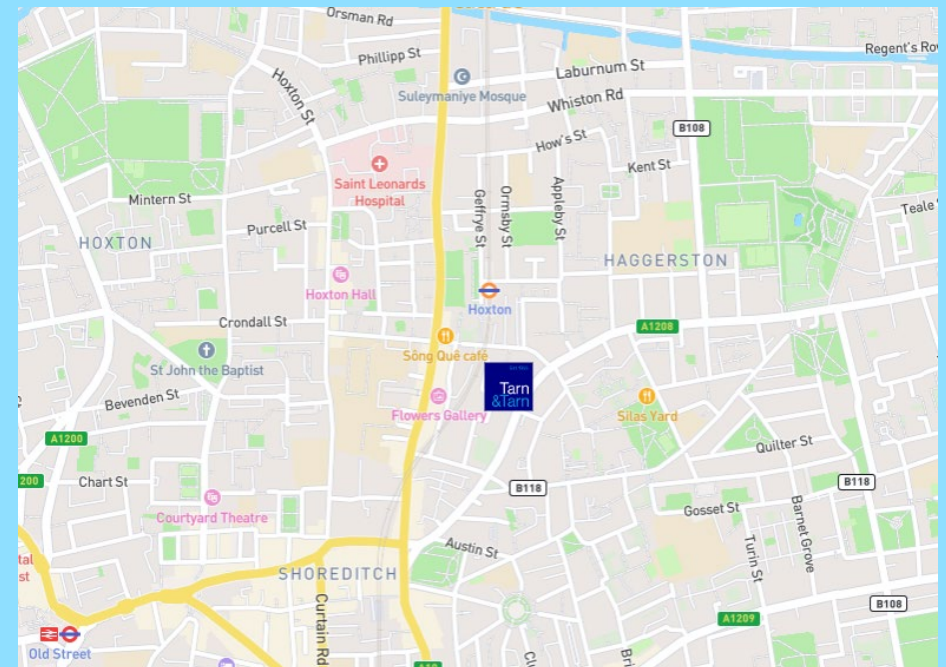
THE AREA

Located on the East side of Hackney Road, just a short distance from central Shoreditch. The immediate surroundings boast an array of cafes, shops, restaurants, and bars, catering to a diverse clientele from media, creative, and fashion industries. The unit is surrounded by major recently completed residential-led developments, such as HKR Hoxton, a 250-student accommodation, which is located opposite the premises. A 180,000 sqft two office scheme was recently completed within the same micro-location, adding substantial daily footfall around the unit. The unit is only a few minutes' walk from Hoxton and Shoreditch High Street Overground stations and Old Street Underground station.



TRANSPORT

-  Hoxton (6-minute walk) – Overground Line
-  Shoreditch High Street (14-minute walk) – Overground Line
-  Old Street (14-minute walk) – Northern Line and National Rail Services



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	1,333				
LOWER GROUND	1,013				
TOTAL	2,346	£45,000	CURRENTLY N/A	TO BE ASSESSED	£45,000

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

Approximate Cost: £500 per annum

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

LOCAL AUTHORITY

London Borough of Hackney

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LEGAL COSTS

Each party to bear their own costs

USE CLASS

Use Class: Sui Generis

EPC

Rating: A



Est. 1955

Tarn
&Tarn

VIEWINGS

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