

HOXTON SQUARE, N1

FULLY FITTED BAR / RESTAURANT UNIT

LEASE FOR SALE

1 HOXTON SQUARE

LONDON

N1 6NU

SHELLEY SANDZER

Since 1983



LOCATION

The venue is situated in the heart of Shoreditch and its leisure circuit which boasts numerous independent and multi-site restaurant, pub and bar operators. Nearby operations include:- Cocotte, Gigi's, The Red Dog Saloon, Tonight Josephine and Blues Kitchen.

Liverpool Street Station lies less than one kilometre South, Old Street Underground Station lies 400 metres to the south west and Shoreditch High Street is located 250 metres East.

ACCOMMODATION

The unit affords the following approximate gross internal floor areas;

GROUND FLOOR 1,775 sq ft / 164 sqm

BASEMENT 1,915 sq ft / 177 sqm

TOTAL 3,690 sq ft / 343 sq m

LEASE

An assignment of our client's leasehold interest expiring on 28th April 2033.

RENT

The passing rent is £150,000pax

PLANNING

The premises benefit from Class E planning.

LEGAL COSTS

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

FIXTURES & FITTINGS

Offers are invited for the benefit of our client's fixtures and fittings in situ.

RATES

We have been informed of the following information from the local authority;

Rateable Value: £119,000

Rates Payable: £60,928

Interested parties are advised to make their own enquiries with The London Borough of Hackney.

PREMISES LICENCE

There is a Premises Licence in place permitting the sale of alcohol at the following times;

Monday - Saturday: 10:00-00:00

Sunday: 12:00-23:30

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer.

Nick Weir

Nick@shelleysandzer.co.uk

07930 408271

Finley Day

07827333774

Fin@shelleysandzer.co.uk

www.shelleysandzer.co.uk

HOXTON SQUARE, N1

FULLY FITTED BAR / RESTAURANT UNIT

LEASE FOR SALE

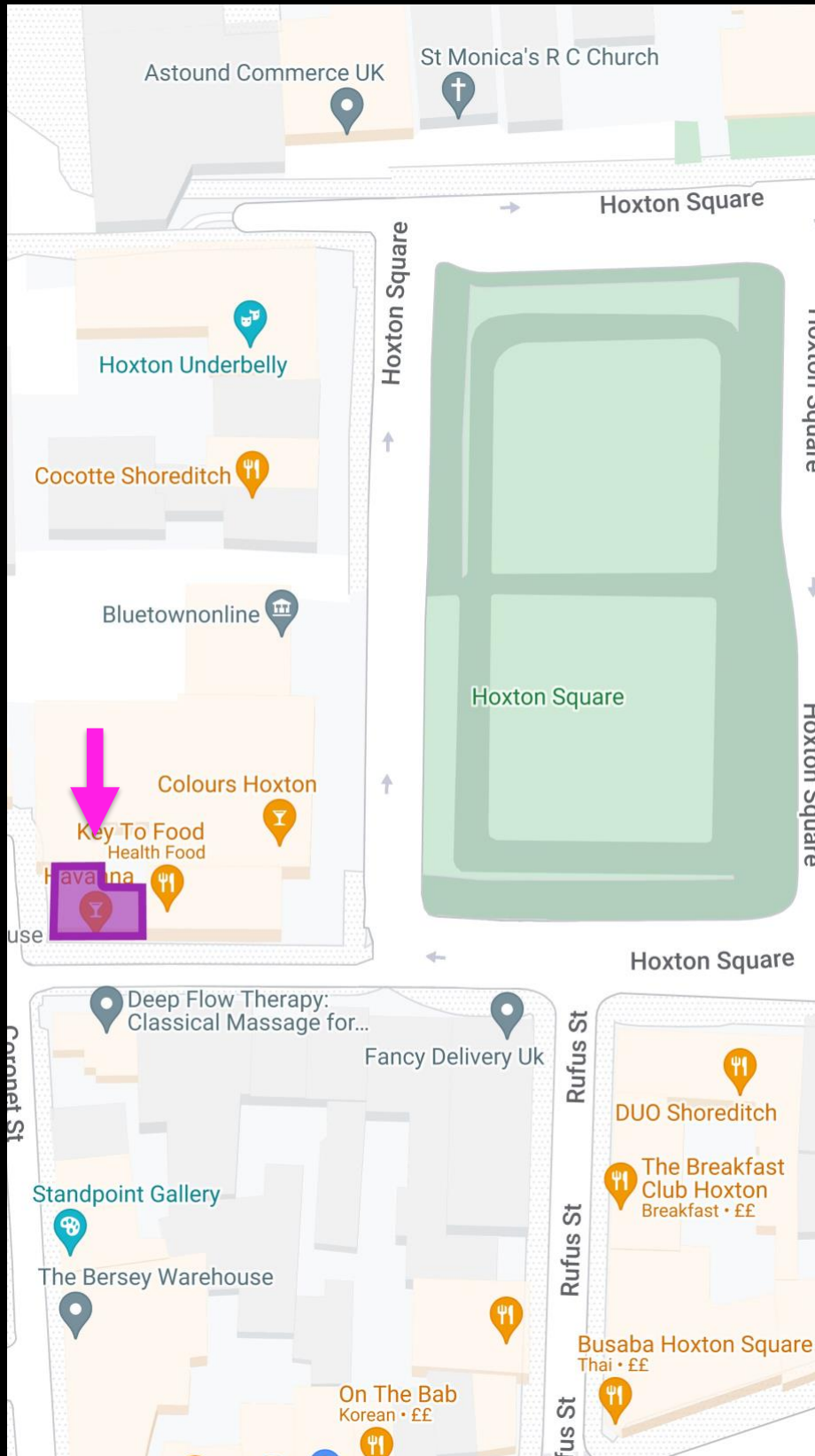
1 HOXTON SQUARE

LONDON

N1 6NU

SHELLEY SANDZER

Since 1983



SHELLEY SANDZER 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, LESSEES OR THIRD PARTY SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BY MUST SATISFY THEMSELVES BY INSPECTION OF OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM. NO PERSON EMPLOYED OR ENGAGED BY SHELLEY SANDZER HAS ANY AUTHORITY TO MAKE OR REPRESENTATION OR WARRANT WHATSOEVER IN RELATION TO THE PROPERTY. SHELLEY SANDZER IS THE LICENSED TRADING NAME REGISTERED LIMITED PARTNERSHIP IN ENGLAND AND WALES WITH REGISTERED NUMBER 02148209. OUR REGISTERED OFFICE AT 89 NEW BOND STREET, LONDON W1 1DA.