



304 Bethnal Green Road

London, E2 0AG

Fully Fitted Corner Pub Premises on Bethnal Green Road in East London

2,277 sq ft
(211.54 sq m)

- Prominent Corner Location
- Fully Fitted
- New Lease Available
- Low Asking Rent
- Premises License in Place

304 Bethnal Green Road, London, E2 0AG

Summary

Available Size	2,277 sq ft
EPC Rating	Upon enquiry

Description

The premises are fully fit as a traditional pub on ground floor with lots of history and lots of local patronage as has been a pub for many years. The basement consists of storage, cellars and office.

Location

Located on the corner of Bethnal Green Road and Vallance Road in the heart of East London, within minutes walk to Bethnal Green Underground Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Pub	1,047	97.27
Basement - Pub	1,230	114.27
Total	2,277	211.54

Tenure

New lease available for a term to be arranged subject to periodic rent reviews.

Rent

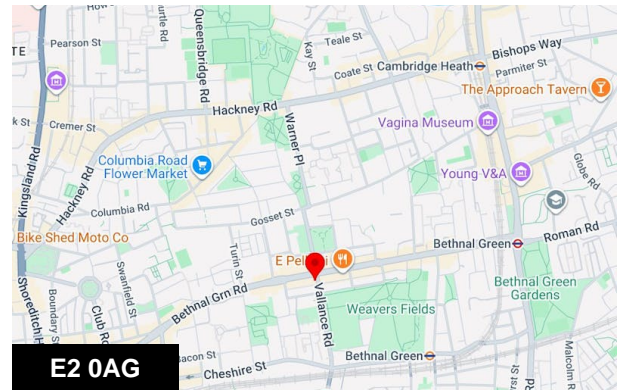
Offers in region of £45,000pax

Holding Deposit

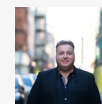
A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

Premises License

A license is in place to sell alcohol without the need for food until 11pm every day of the week.



Viewing & Further Information



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