



The Lion & Lamb

46 Fanshaw Street, London, N1 6JX

Closed Down Pub That Traded as a Successful Live Music Venue in Hoxton - New Lease

2,550 sq ft
(236.90 sq m)

- Used to Trade Successfully
- Late night License in Place
- Large Outdoor Terrace
- Prominent Corner Property
- New Lease Available
- 5 Bedrooms on First Floor

The Lion & Lamb, 46 Fanshaw Street, London, N1 6JX

Summary

Available Size	2,550 sq ft
EPC Rating	Upon enquiry

Description

Stand alone Pub building in Hoxton, Shoreditch. Previously had traded as a successful live music venue. Needs refurbishment although bar area in situ. Laid out over ground floor mainly with a large outdoor terrace and basement cellars. the first floor consists of 5 bedrooms.

Location

Located on a corner in Hoxton, Shoreditch in Central London

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Pub	1,350	125.42
1st - Residential	800	74.32
Outdoor - Terrace	400	37.16
Total	2,550	236.90

Lease

New lease available for a term to be arranged

Rent

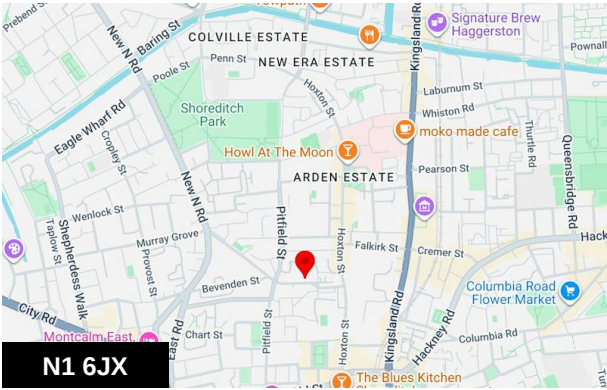
Offers in region of £75,000pax

Premises License

In place allowing the sale of alcohol until midnight Monday - Thursdays and 2.30am Fridays and Saturdays

Holding Deposit

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



Viewing & Further Information



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