



250 Bethnal Green Road

London, E2 0AA

Bottle Shop with Basement Wine Bar (also Retail/Cafe) Opportunity in Bethnal Green

702 sq ft
(65.22 sq m)

- Premises Licence in Place
- Great Basement Wine Bar
- 25 Covers
- Busy Location

250 Bethnal Green Road, London, E2 0AA

Summary

Available Size	702 sq ft
Premium	£35,000
EPC Rating	Upon enquiry

Description

Fully fitted wine shop premises over ground floor and basement featuring full retail layout, integrated commercial display fridges and service counter. Internal stairs lead to a basement bar with seating for 25 covers, prep kitchen and customer WCs.

Location

Located in Bethnal Green in London's East End, in an excellent position on Bethnal Green Road, a main commercial street just down the road from Brick Lane and within walking distance of both Bethnal Green and Shoreditch High Street stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	366	34
Basement	336	31.22
Total	702	65.22

Tenure

An assignment of the existing 10 year lease expiring in June 2031, subject to 5 yearly rent reviews. We understand the lease to be held outside the 1954 Act.

Passing Rent

Upon application.

Premium

Offers in region of £35,000 to include the leasehold interest and all unbranded fixtures and fittings (subject to inventory).

VAT

VAT may be applicable to the rent, premium and any other figures quoted.

Planning/Licence

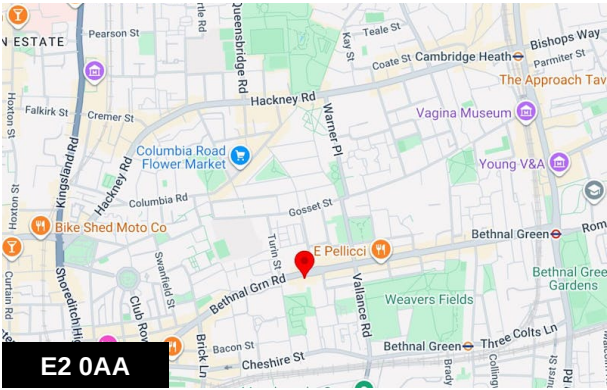
Class E planning use with a premises licence allowing the sale of alcohol until 23:00 day of the week, with unrestricted bar use in the basement.

Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

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



Viewing & Further Information



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