



Dalston/Hackney Pub Lease For Sale

London, E8

Dalston/Hackney Pub - Lease For Sale

2,300 sq ft
(213.68 sq m)

- Great neighbourhood Location
- Beautiful Fully Fitted Pub Premises
- Outside Seating for 35 Covers
- Full Kitchen with Extract

Dalston/Hackney Pub Lease For Sale, London, E8

Summary

Available Size	2,300 sq ft
Premium	£75,000
EPC Rating	Upon enquiry

Description

The pub restaurant is laid out over ground floor to accommodate is laid out to accommodate approximately 65 covers and a full kitchen with extract services. There are an additional 30 covers in the large terrace to the front of the property. The basement houses the cellar and other storage as well as a prep kitchen.

Location

The premises are located in a corner position at the junction of Queensbridge Road with Richmond Road, in Hackney, close to Dalston Station. The area is largely residential in nature, making this pub a magnet for locals.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,000	92.90
Basement	1,300	120.77
Total	2,300	213.67

Tenure

We will offer an assignment of your 20 year underlease expiring July 2045, subject to 5 yearly rent reviews.

Passing Rent

Approximately £60,000 per annum exclusive.

Premium

Offers in the region of £75,000.

VAT

All prices quoted may be subject to VAT if applicable.

Planning/Licence

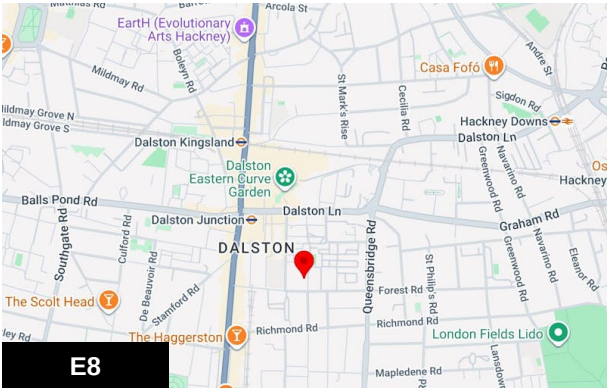
The premises benefit from Sui generis planning use with a premises license allowing alcohol until 23:00 Sunday to Wednesday and 00:00 Thursday to Saturday, with standard pub/bar conditions, i.e. no restriction on vertical drinking or alcohol without food.

Confidentiality

Highly confidential, staff are unaware and must not be approached.

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.



Viewing & Further Information



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