

NEW FREE OF TIE LEASE LIMEHOUSE, E14



STAR OF THE EAST PH 805A COMMERCIAL ROAD LIMEHOUSE LONDON E14 7HG

- Attractive Grade II Listed public house
- Extensive residential accommodation
- Flexibility regarding sub-letting of residential accommodation (subject to landlord consent)
- External trade area to the rear

AVAILABLE AS A NEW LEASE – FREE OF ALL TIES

**RENTAL OFFERS INVITED
(VAT WILL BE APPLICABLE)**

LONL275

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Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is situated on Commercial Road approximately 750 metres east of Limehouse Docklands Light Railway (DLR) with Westferry DLR circa 300 metres to the south. The immediate area has a mixture of commercial uses interspersed with residential accommodation. The local area benefits from close proximity to Canary Wharf and the City of London with good accessibility via DLR stations and bus routes. The area is experiencing extensive regeneration with a number of nearby new build residential developments mid-construction.

A location plan is attached.

DESCRIPTION

An imposing detached three storey property built over basement with a trade garden and yard area to the rear with vehicular access. The accommodation can be summarised as follows:

<u>Ground Floor-</u>	Open plan trade area with servery, former trade kitchen, customer WCs and storage areas.
<u>First Floor-</u>	Managers accommodation comprising a bedroom and bathroom along with a further four bedrooms and a bathroom / WC
<u>Second Floor-</u>	Four bedrooms, bathroom and WC.
<u>Basement-</u>	Beer cellar and general storage.
<u>Outside-</u>	Patio / trade garden to the rear of the property with an outbuilding.

From ProMap measurements it has been calculated that the building footprint is 177 sq m (1,905 sq ft) and the site area is approximately 396 sq m (4,263 sq ft).

NB: The ProMap measurements set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

SERVICES

We are advised that the property is connected to all mains services.

LICENSING

From enquiry of the London Borough of Tower Hamlets it is understood that the property has a Premises Licence permitting the sale of alcohol from 10:00 am until 11:00 pm Monday to Saturday and from 12:00 pm until 10:30 pm on Sunday.

RATING ASSESSMENT

The property is listed as Public House and Premises and has a Rateable Value of £11,250 effective from April 2010. From 1st April 2017, all commercial properties in England, Wales and Scotland will be re-assessed, the draft rateable value is currently £4,850.

TENURE

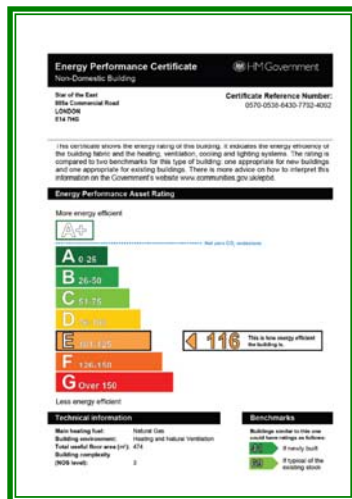
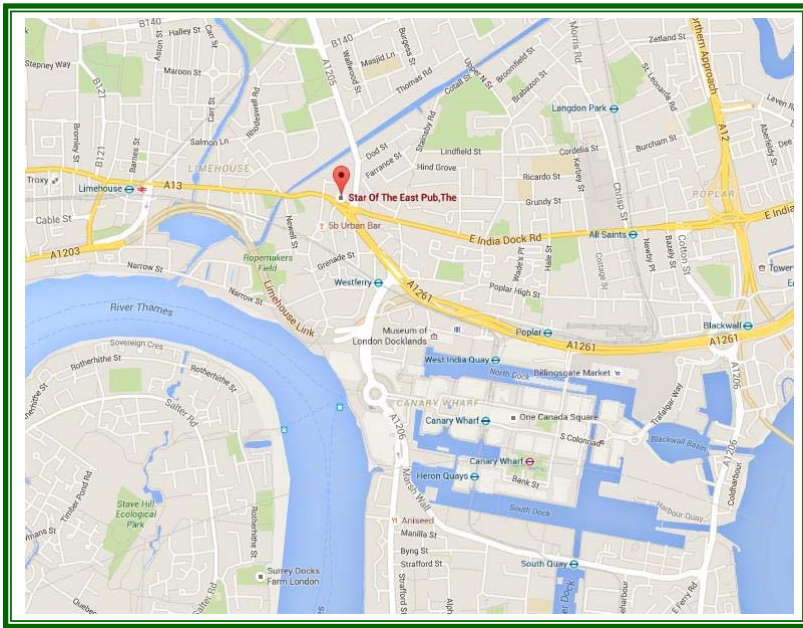
The property is offered by way of a new free of tie lease in accordance with standard Enterprise Inns terms. The anticipated term is 20 years subject to five yearly rent reviews. The lease will be on a full repairing and insuring basis with building insurance provided by the landlord and recharged to the tenant on a quarterly basis.

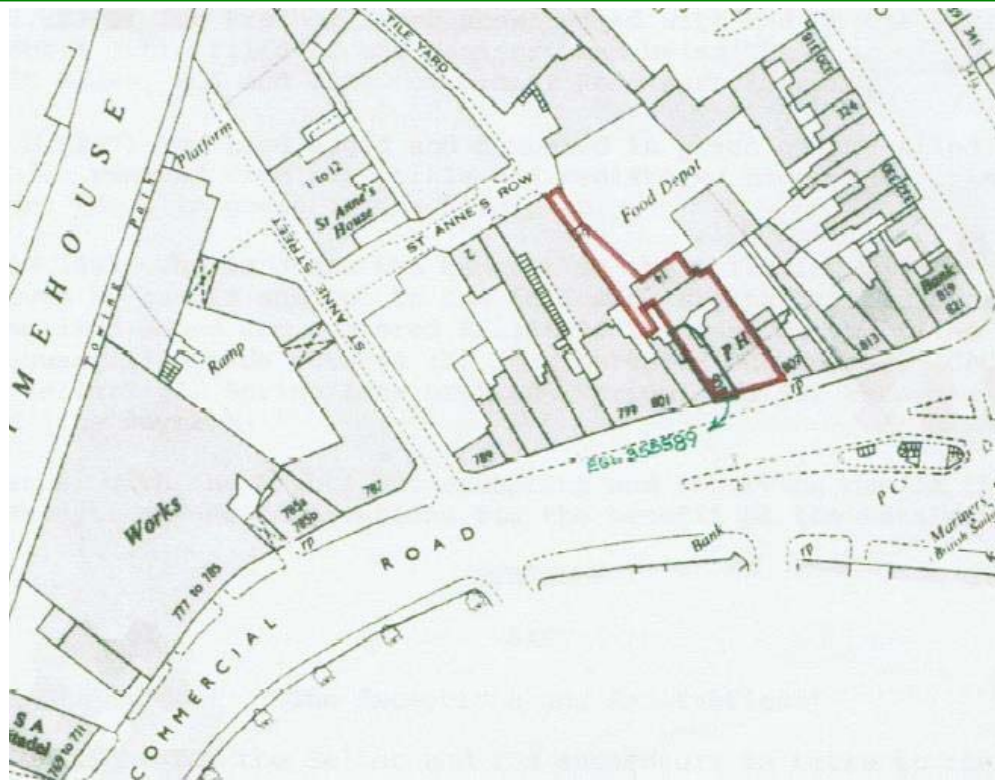
Detailed terms by negotiation, including possible rights to sub-let the residential accommodation (subject to landlord approval).

The tenant will be required to contribute to a repair and maintenance fund in the sum of £10,000 per annum. Additional information is available upon request.

FURTHER INFORMATION & VIEWINGS

For further information and full inspection please speak to Michael Penfold at the sole letting agents AG&G on 020 7836 7826.





NOT TO SCALE, PROVIDED FOR INDICATIVE PURPOSES ONLY

PLEASE NOTE THE AREA MARKED GREEN WITH THE TITLE NUMBER EGL355589 HAS BEEN SOLD SEPARATELY