

## HOXTON PUB LEASE FOR SALE – CIRCA 3,500 SQ FT



No. 177, 177 HOXTON STREET, HOXTON, LONDON, N1 6PJ

- Free of tie lease - ground floor and basement lock-up
- Two trading areas at ground floor level
- Passing rent £80,000 per annum
- Licensed until 12:00 midnight on Monday to Saturday
- Fronts busy pitch

LEASE FOR SALE

SUBJECT TO CONTRACT sole selling agents

SEEKING PREMIUM OFFERS IN THE REGION OF £75,000 FOR THE LEASEHOLD INTEREST

LONL330

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The property fronts Hoxton Street at its junction with Bacchus Walk and is surrounded by a mixture of residential and commercial accommodation. Kingsland Road (A10) lies circa 200 metres to the east. Shoreditch and Hoxton Square are within a few minutes walking distance.

The nearest train station is Hoxton Overground Station which lies circa 350 metres to the east. Old Street Station (Northern Line and overland rail services) is located approximately 800 metres to the south west.

A location plan is attached.

## Description

The unit occupies the ground floor and basement of a four storey building. The ground floor trading area is sub-divided into two trading areas each decorated in a contemporary style with exposed timber and concrete flooring and internal exposed brick walls fitted with a single bar servery. A trade kitchen and disabled wc lie to the rear of the ground floor. The basement provides both male and female wc's, a cold beer store, an office and a general ancillary storage area.

The approximate gross internal floor areas are as follows:-

Ground floor	222 sq m (2,388 sq ft)
Basement	100 sq m (1,076 sq ft)
Total	322 sq m (3,464 sq ft)

A set of floor plans are attached.

NB: The areas set out above are approximate and is for guidance purposes only and no reliance should be placed on this 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 measurement. The successful bidder should state if they wish to undertake a measured survey 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

The Premises Licence permits the sale of alcohol from 10:00am until 11:30pm on Sunday and from 11:00am until midnight on Monday to Saturday.

## Rating Assessment

The property listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £5,400 RV.

## Tenure

The property has a lease term of 15 years from 2016, expiring in 2031. The rent passing is £80,000 per annum and the lease is free of all ties.

## Basis of Sale

No trading information will be provided or warranted as part of this sale.  
Seeking premium offers in the region of £75,000 for the leasehold interest.

## Viewing & Further Information

For further information and to arrange a viewing please contact Panayiotis Themistocli Tel: 020 7836 7826 or Email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

**NB:-** The business is open and trading so a customer inspection is strongly recommended in the first instance. This is a confidential sale, please do not engage with any staff, management or customers regarding this sale.



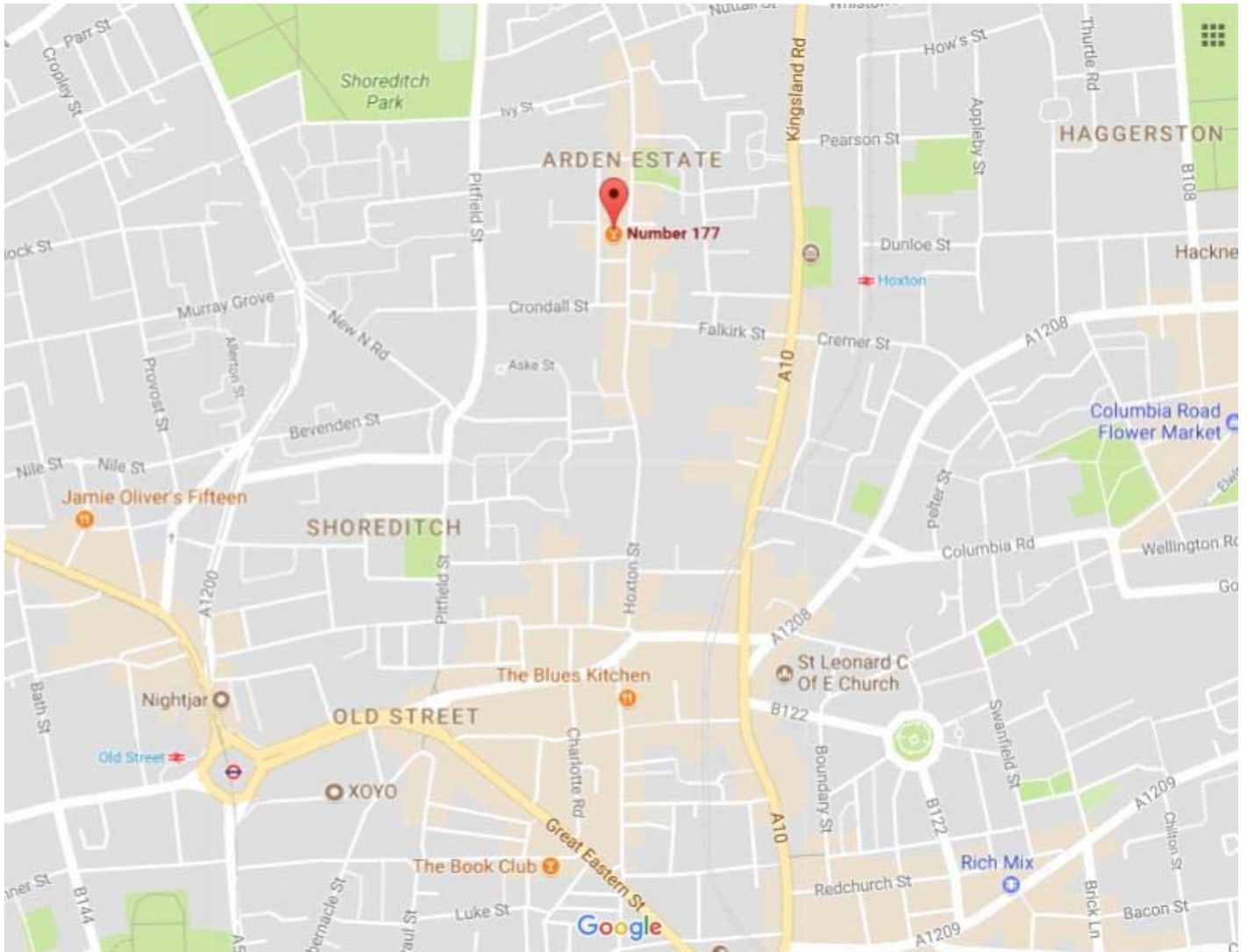
Front trading area



Rear trading area

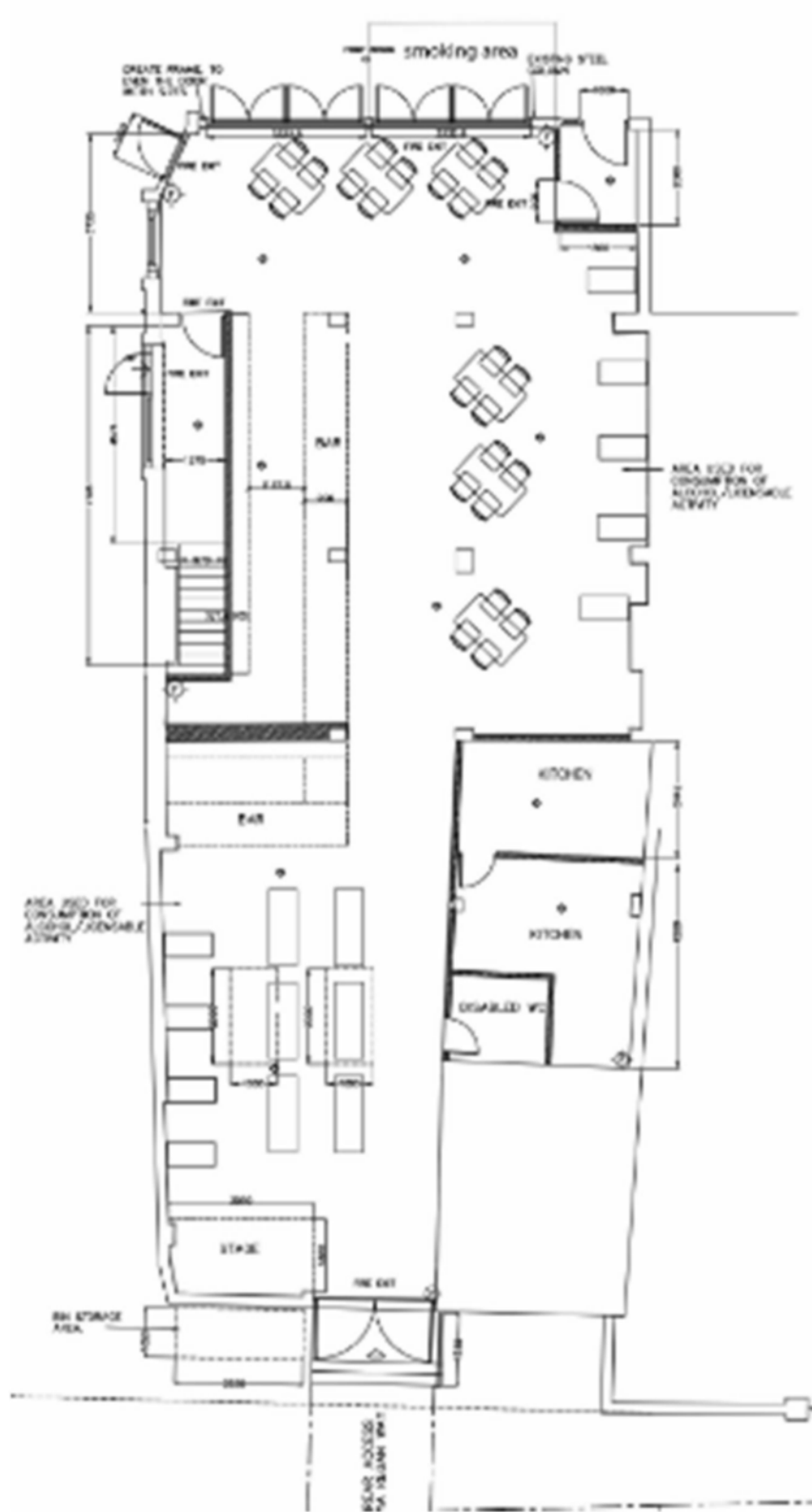


## Location Plan

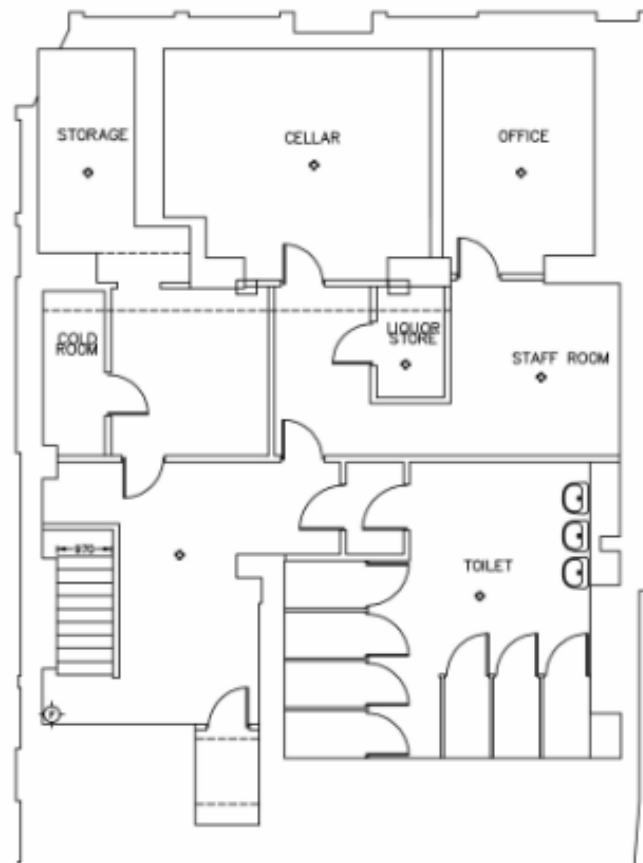


Source: Google Maps. Not to scale - Provided for indicative purposes.

## Ground floor plan



## Basement floor plan



The above floorplans are not to scale and are provided for indicative purposes only.