



LEASE FOR SALE (FREEHOLD MAY BE AVAILABLE)

Free of Tie Pub – Hackney, E2

NELSONS HEAD, 32 HORATIO STREET, HACKNEY, LONDON, E2 7SB

- Attractive corner pub situated between Hackney Road and Columbia Road
- Situated within one of London's trendiest areas circa 500m east of Shoreditch
- Gross internal area approximately 223 sq m (2,400 sq ft) over basement, ground and first floors
- 12 year free of tie lease expiring December 2027
- Passing rent £80,000 per annum
- Fully fitted basement trade area / cocktail bar
- The freehold interest may be available by separate negotiation (potential vacant possession opportunity)

LEASE FOR SALE – free of all ties

OFFERS IN EXCESS OF £100,000

SUBJECT TO CONTRACT – sole selling agents

LONL386

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Location

The property fronts Horatio Street at its junction with Chipton Street, between Columbia Road and Hackney Road. Nearby premises include the Birdcage on Columbia Road, the Cat & Mutton on Broadway Market and Sager & Wilde on Hackney Road. Columbia Road is home to the world-famous flower market on Sundays.

The local area comprises a mixture of residential accommodation interspersed with commercial uses sitting on the edge of the City with Shoreditch to the West, Brick Lane and Spitalfields nearby. The property is broadly equidistant between Hoxton and Shoreditch (overground) railway stations with Bethnal Green Underground Station (Central Line) approximately one kilometre to the south east of the property.

A location plan is attached.

Description

A semi-detached corner pub with mock Tudor style façade constructed over two storeys above basement. The accommodation can be summarised as follows:-

Ground Floor – U shaped bar in traditional style with central servery. Ladies and gentleman's customer toilets.

Basement – With good floor to ceiling height and including chilled beer store and storeroom.

First Floor – Used for domestic purposes and comprising two double bedrooms, living room, kitchen and bathroom. There is a balcony area to the rear. The approximate gross internal floor areas are set out as follows:-

Ground Floor:-	1,066 sq ft
Basement:-	705 sq ft
First Floor:-	629 sq ft
Total	2,400 sq ft

Floor plans can be viewed overleaf. PDF copy available upon request.

NB: The floor areas set 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

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 11:00 am until 12:00 am Monday to Saturday and from 07:00 am until 12:00 am on Sunday.

Planning

From enquiry of the London Borough of Tower Hamlets it has been ascertained that the property is not listed but it is situated within the Jesus Hospital Estate Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £26,500.

Tenure

Leasehold free of all ties. The whole property is held for a term of 12 years commencing in December 2015, expiring December 2027. The rent payable is £80,000 per annum with four yearly rent reviews. The next rent review is December 2019. The lease is excluded from Part II of the Landlord and Tenant Act 1954.

The freehold interest may be available by separate negotiation.

The Business

The premises is currently operated as a LGBT friendly pub with local beers, open fire, pie & mash and Sunday roasts.

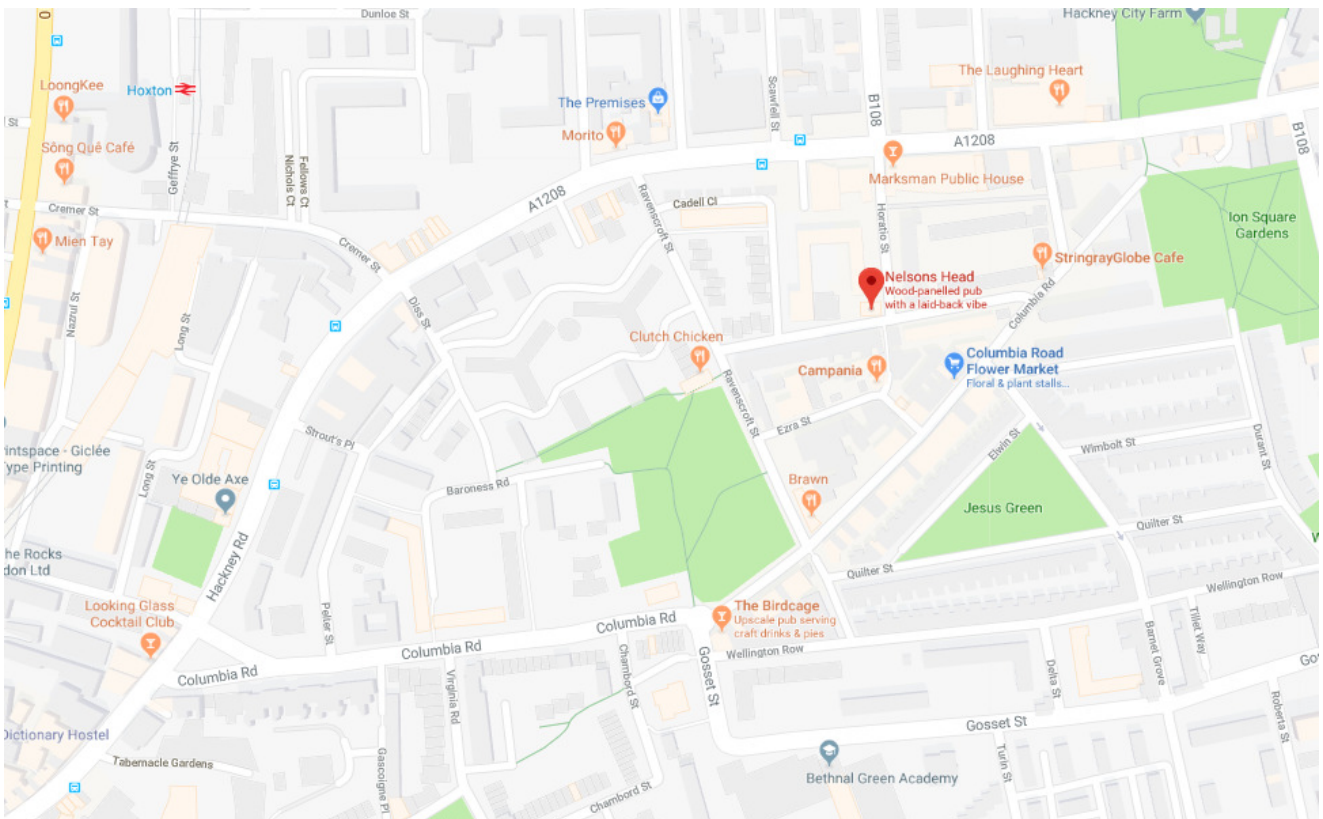
Further Information & Viewing

The staff and management are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

Please initially visit the premises on a discreet customer basis. For further information, please contact Michael Penfold on 020 7836 7826 or michael.penfold@agg.uk.com

EPC

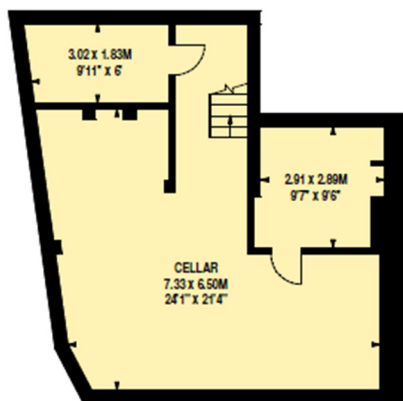
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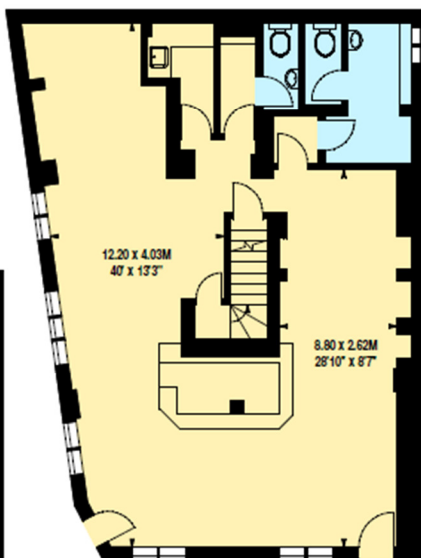
Google Maps. Not to scale - Provided for indicative purposes.

Nelsons Head Pub Horatio Street, E2

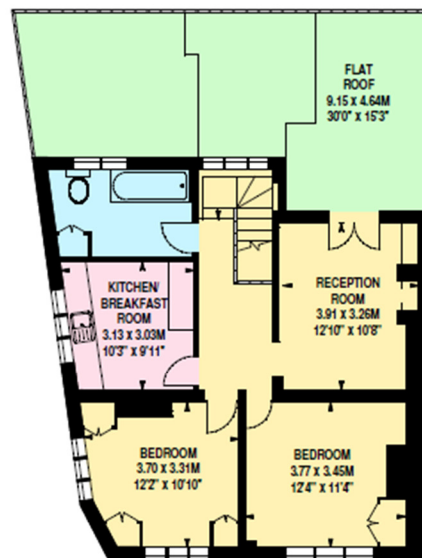
Approximate gross internal area
223 sq m / 2400 sq ft



Cellar
65.5 sqm / 705 sq ft



Ground Floor
99 sq ft / 1066 sq ft



First Floor
58.5 sq m / 629 sq ft

NB: This plan is based upon the Ordnance Survey Map with the sanction of the controller of HM Stationery Office. Crown Copyright reserved. This plan is published for convenience of purchasers only. It is for indicative purposes only, it's accuracy it is not guaranteed and is expressly excluded from any contract. © Crown Copyright ES 100033218.

