

**PRINCE ARTHUR, 95 FOREST ROAD, HACKNEY, LONDON, E8 3BH**

- Attractive pub on the corner of Forest Road and Elrington Road in Hackney
- Situated within close proximity of London Fields and Dalston
- Successful business with proven accounts showing turnover of circa £610,000
- 20 year free of tie lease for the ground floor and basement expiring November 2037
- Passing rent £50,000 per annum
- Well-presented trading area within popular residential locality

LEASE FOR SALE – free of all ties

OFFERS IN EXCESS OF £150,000

SUBJECT TO CONTRACT – sole selling agents

LONL390

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Location

The Prince Arthur lies within close proximity of London Fields (south east), Hackney (east) and Dalston (north west). The property fronts Forest Road at its junction with Elrington Road with London Fields Railway Station circa 600 metres south east and Dalston Junction Overground Station (London Overground Line) 700 metres to the north west.

The immediate area comprises predominantly privately owned, attractive Victorian style residential area. The City of London is approximately 1½ miles to the south west.

A location plan is attached.

Description

The unit forms the ground floor and basement part of a three storey purpose built mid Victorian style property believed to date from circa 1861. There are glazed tiled elevations to the front and side of the property and picnic benches are also located to the front.

Internally the ground floor comprises a well fitted traditionally styled trading area with central u-shaped bar and timber and mirrored back fitting. Ladies', gentlemen's and disabled WC's to rear. The trade kitchen is also positioned at the rear with full commercial catering equipment.

The basement contains a chilled beer store, wines and spirits store, walk-in chiller and ancillary storage area. There is also a manager's office.

A plan of the ground floor 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

The Premises License permits trade from 10:00 am until 11:00 pm seven days a week.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £35,600.

Tenure

Leasehold free of all ties. The ground floor and basement is held for a term of 20 years commencing in November 2017, expiring November 2037. The rent payable is £50,000 per annum with five yearly rent reviews. The next rent review is November 2022.

The two storeys above have been sold off separately for residential purposes on 125-year leases.

The Business

The pub features a tidy selection of cask ales alongside craft beer options along with wine, spirits and non-alcoholic options. The pub's kitchen is open Tuesdays through Sundays serving pub classics and Sunday roasts.

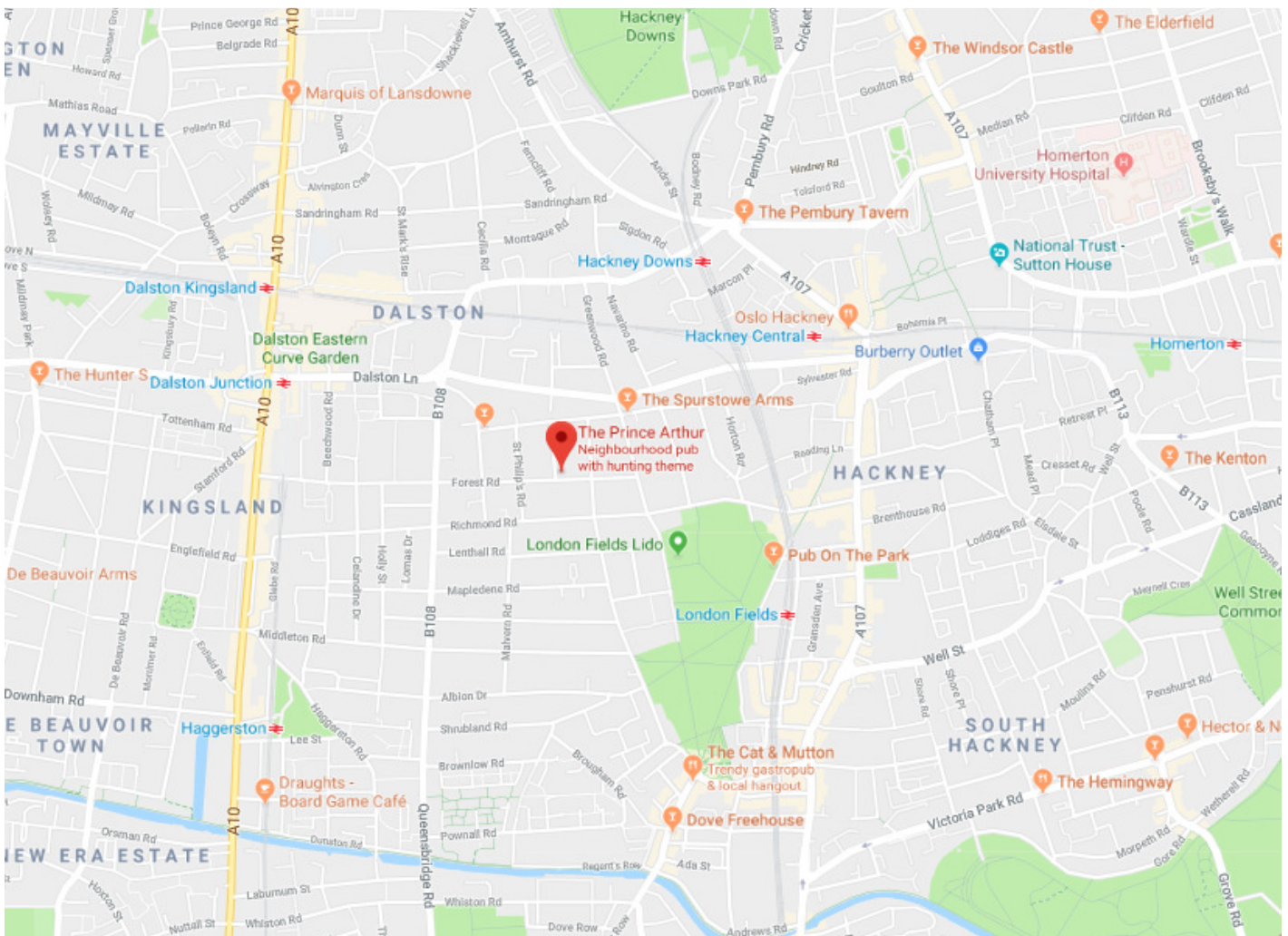
Further Information & Viewing

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.

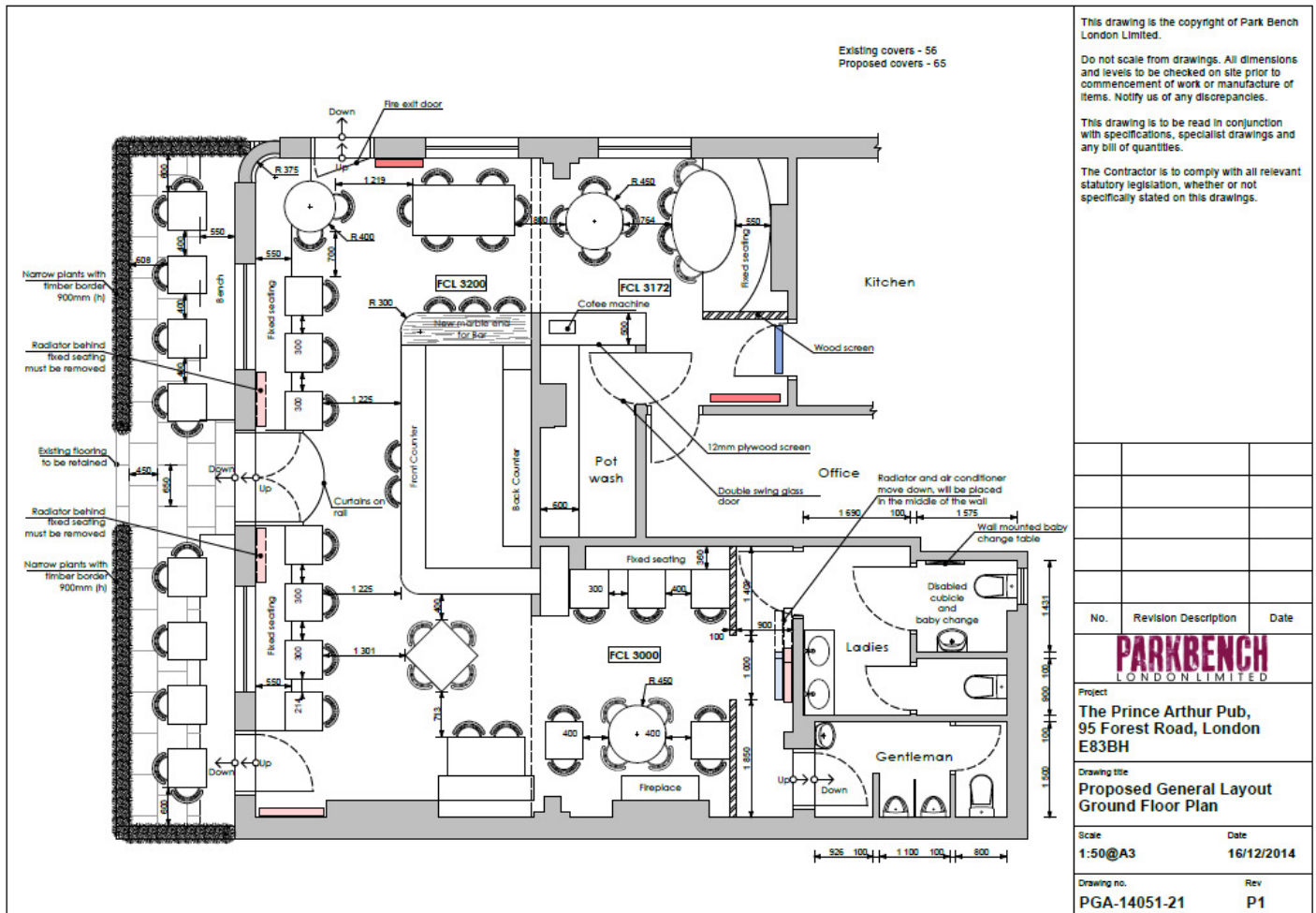
Please initially visit the premises on a discreet customer basis. For further information, please contact Michael Penfold on 020 7836 7826 or michael.penfold@agg.uk.com

EPC

Available upon request.



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



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