



BAR LEASE FOR SALE - HACKNEY

REHAB, 271 WELL STREET HACKNEY, LONDON, E9 6RG

- Free of tie lease
- Passing rent £12,000 per annum
- Licensed until 12:30am on Friday and Saturday
- Within close proximity to Well Street Market
- Enclosed trade patio to the rear

LEASE FOR SALE

SUBJECT TO CONTRACT sole selling agents

OFFERS INVITED

LONL376

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Location

The property fronts Well Street at its northern end near its junction with Wick Road/Morning Lane (B113). It is within close proximity to Hackney Wick and London Fields and is surrounded by a mixture of residential and commercial accommodation. Nearby businesses include Well Street Pizza and The Gun Public House.

It is surrounded by a mixture of commercial and residential accommodation. Homerton Railway Station is located circa 350 metres to the north east and Hackney Central approximately 750 metres to the north west.

A location plan is attached.

Description

The unit occupies the ground floor of a two storey semi-detached building. The ground floor trading area is largely open plan fitted with a single side servery and exposed brick internal walls. A glass wash area lies to the rear of the bar servery. There are three wc's to the rear in addition to a cold beer store and general storage area. There is a trade patio to the rear.

Using the Online ProMap measuring system it is calculated that the building footprint is approximately 121 sq m (1,302 sq ft).

A floor plan is attached.

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 to Thursday and from 10:00am until 12:30am on Friday and Saturday.

Rating Assessment

The property listed within the current (2010) Rating List as a Wine Bar and Premises and has a Rateable Value of £19,250.

Tenure

The property has a lease term of 15 years from 2009, expiring on 27th April 2024. The rent passing is £12,000 per annum. The lease is free of all ties.

Basis of Sale

No trading information will be provided or warranted as part of this sale. Offers are invited for the leasehold interest.

Viewing & Further Information

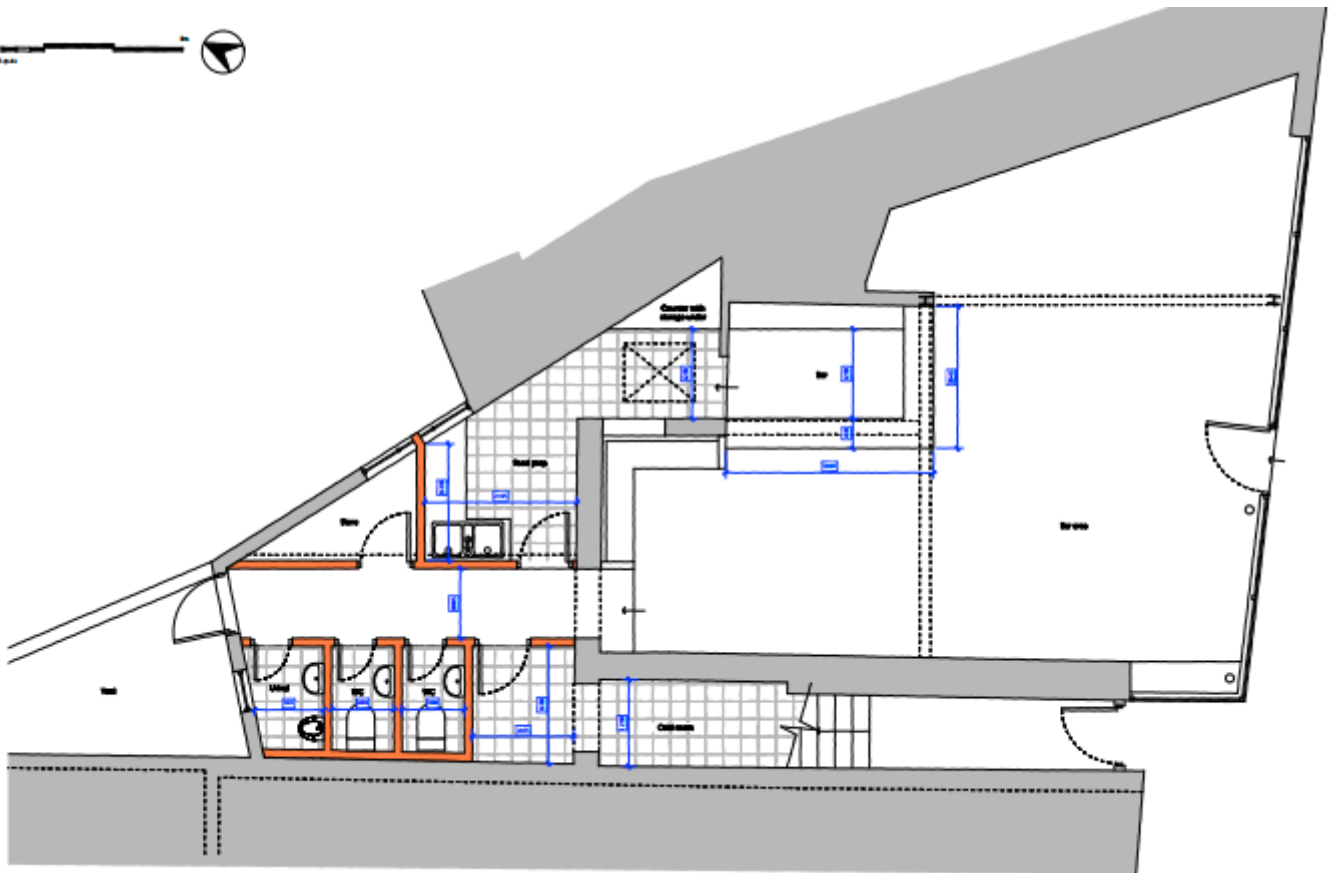
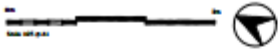
For further information and to arrange a viewing please contact Panayiotis Themistocli Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com

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.

Trading area



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



Floorplan not to scale, provided for indicative purposes only

EPC

Energy Performance Certificate HM Government
Non-Domestic Building

271 Well Street
LONDON
E9 6RG

Certificate Reference Number:
9939-3023-0463-0300-0821

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+	0-10
A	10-25
B	26-40
C	41-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

71 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 110
 Building complexity (NDS level): 3
 Building emission rate (kgCO₂/m²): 163.37

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

82 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.