



Restaurant Lease for Sale Hackney, E8

THE VINCENT, ATKINS SQUARE, 2 DALSTON LANE, LONDON, E8 1FN

- Restaurant / café recently fitted out to a high standard
- Situated circa 250 metres from Hackney Downs Railway Station
- Ground floor and mezzanine with a total of 70 covers
- External trade area to the front with 40 covers (potential for additional seating)
- Passing rent £35,000 per annum
- 25-year lease expiring March 2042

LEASE FOR SALE – fully fitted and equipped

OFFERS INVITED

SUBJECT TO CONTRACT – sole selling agents

LONL394

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Location

The property is located within the London Borough of Hackney on Dalston Lane near to its junction with Pembury Road and Amhurst Road. The Vincent comprises part of Pembury Circus which is a mixed-use development of 268 residential units, community hall, nursery and retail.

Dalston is a short distance to the west of the property with Clapton to the north and Hackney to the south. Hackney Central Railway Station (London Overground Line) is circa 350 metres to the south and Hackney Downs Railway Station (London Overground Line) is 250 metres to the south west.

A location plan is enclosed.

Description

The premises comprises the ground floor and mezzanine of a single storey building. The internal accommodation is summarised as follows: -

Ground Floor-	Open plan trade area with a bar servery, seating for circa 40 people, wood burner and storage areas.
Mezzanine-	Trade area with seating for circa 30 people, kitchen, customer WCs and storage areas.
Outside-	External trade area with covered bench seating for circa 40 people. There is potential to extend the external seating to the front (subject to necessary consents).

Services

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

Licensing

From enquiry of the London Borough of Hackney it has been established that the property has a Premises Licence permitting the sale of alcohol from 10:00 am until 11:00 pm Monday to Sunday.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £36,000.

Tenure

The property is held under the terms of a 25-year lease expiring in March 2042. The passing rent is £35,000 per annum. The lease is subject to five yearly rent reviews. A copy of the lease is available upon request.

The Business

The premises currently operates as a restaurant café with a range of locally sourced beers and coffee along with freshly prepared food: <https://www.thevincent-e8.com/>

Basis of Sale

Premium offers are invited for the leasehold interest and contents. Subject to Contract.

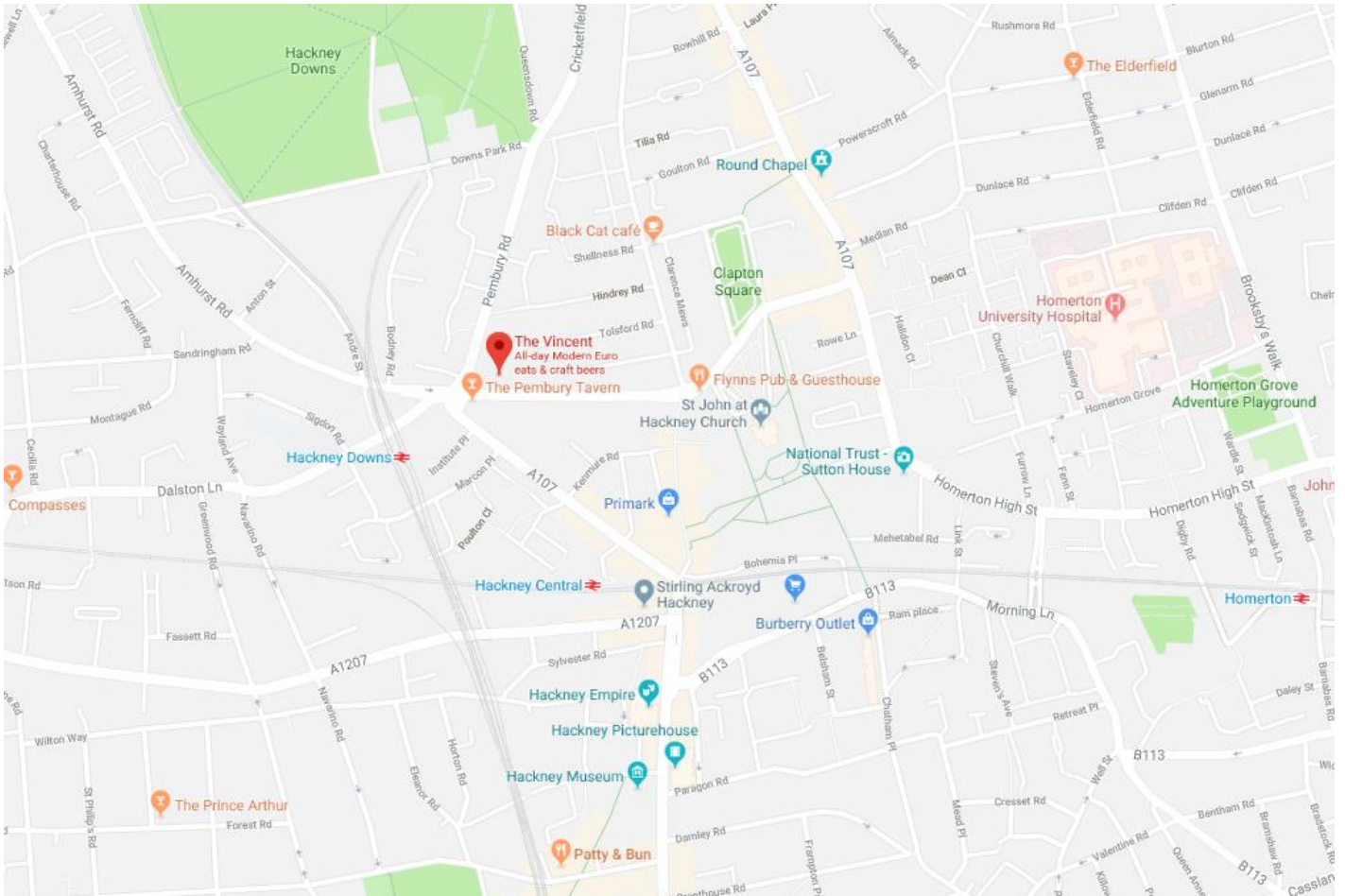
Further Information & Viewing

This is a strictly confidential marketing exercise. 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 of the sole selling agents on 020 7836 7826 or michael.penfold@agg.uk.com

EPC

Available upon request.



Google Maps. Not to scale - Provided for indicative purposes