



SHORDITCH

LEASEHOLD RESTAURANT FOR SALE WITH BAR LICENCE

JACK'S SHACK, 36 REDCHURCH STREET, SHOREDITCH, E2 7DP

- Prominent Shoreditch position located just off Shoreditch High Street and Bethnal Green Road.
- Licenced to sell alcohol until midnight on Sunday to Wednesday and until 2:00am on Thursday to Saturday
- Ground floor and basement trading areas.
- Free-of-tie lease expiring 5th April 2032.
- Rent passing £52,000 per annum, next rent review 5th April 2022.

LEASE FOR SALE**PREMIUM OFFERS INVITED****SUBJECT TO CONTRACT** sole letting rights

LonL482

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

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 venue is situated within an area administered by the London Borough of Tower Hamlets, just off Shoreditch High Street (A10) and Bethnal Green Road. Boxpark Shoreditch lies within close proximity. Nearby occupiers include:- Soho House; Drity Burger; Pizza East; Owl & Pussy Cat; Dishoom, Brat and Andina.

The City of London (Liverpool Street Station) lies approximately 750 metres to the south and Shoreditch High Street (London Overground Line) lies approximately 100 metres to the south.

A location plan is attached.

Description

The property is set out over the ground floor and basement of a three storey mixed use building. The configuration is summarised as follows:-

Ground floor Open plan trade area fitted with single bar servery, timber flooring, trade kitchen and female wc .

Basement Provides an additional open plan trade area fitted with perimeter seating; male customer wc and a storage area. The basement has a floor to ceiling height of approximately 2.2 metres.

A set of floor plans and interior photos are attached.

We have been advised that the approximate gross internal floor areas are:-

Ground floor	36 sq m (387 sq ft)
Basement	34 sq m (365 sq ft)
Total	70 sq m (753 sq ft)

NB: The 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.

Licensing

The Premises Licence permits the sale of alcohol at the ground floor from 10:00am until midnight on Sunday to Wednesday and from 11:00am until 2:00am on Thursday to Sunday. The sale of alcohol within the basement is permitted from 11:00am until midnight every day. The premises licence does not specify any requirements for food to be served with alcohol.

Rating Assessment

The property is listed as a 'Cafe and Premises' and has a rateable value of £34,000 with effect from 1st April 2017.

Services

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

The Lease

A 25 year lease from 5th April 2007, expiring in April 2032. The rent passing is £52,000 per annum plus VAT. The lease is free-of-tie and the next rent review will be in April 2022. The user clause within the lease specifies 'The tenant will use the premises within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987.'

Viewings & Further Information

Should you wish to view the property or have any further queries, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.

Energy Performance Certificate

The property has an EPC rating 'E' 119, an extract of the EPC is set out below.

Energy Performance Certificate

Non-Domestic Building

Certificate Reference Number:
0299-9923-4930-8500-8613

CHAAT
36, Riechurch Street
LONDON
E2 7DP

This certificate confirms 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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

◀
119

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 (m ²):	74
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	279.55
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

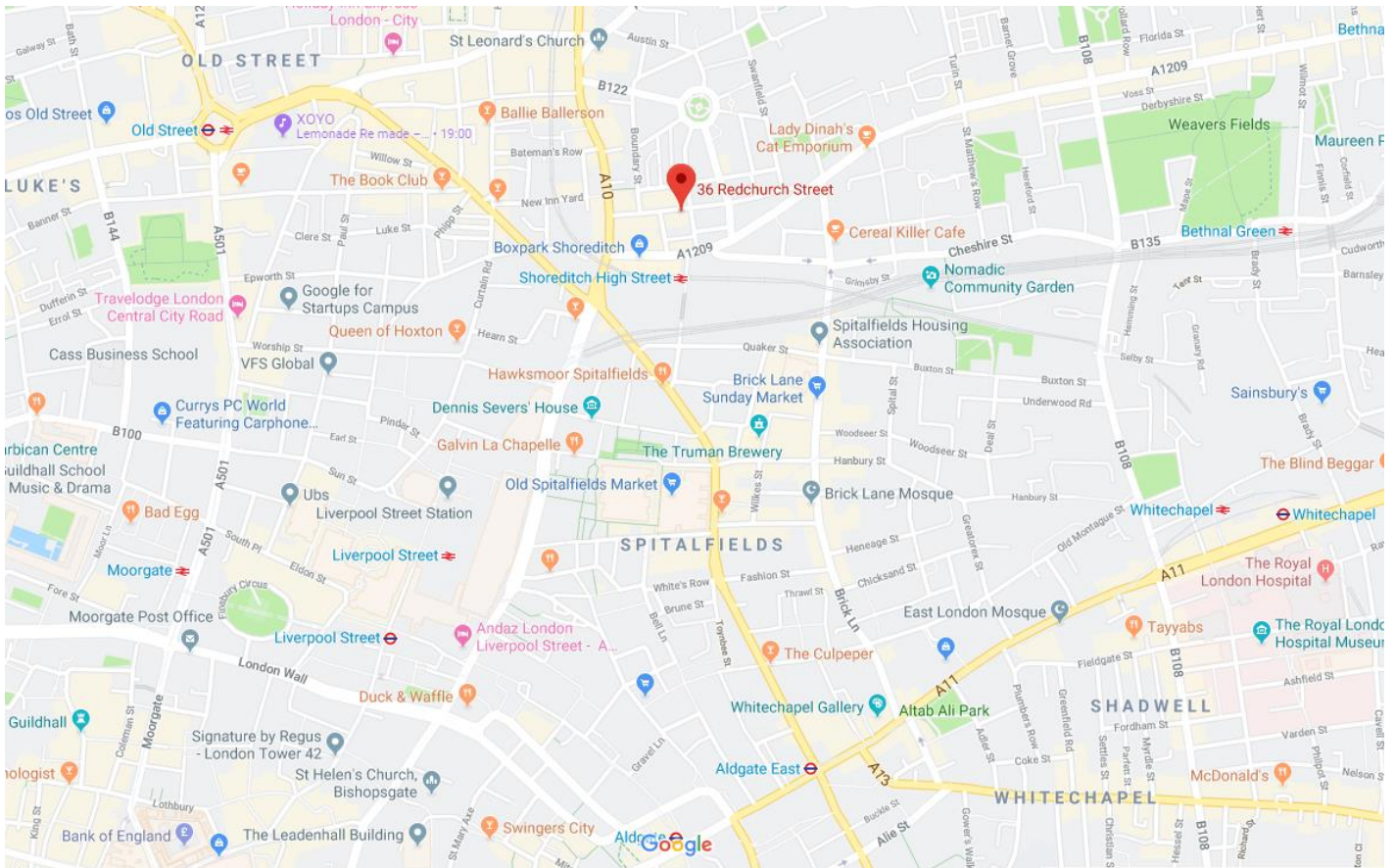
Buildings similar to this one could have ratings as follows:

<div style="background-color: #20b2aa; color: white; padding: 5px; display: inline-block;">30</div>	if newly built
<div style="background-color: #ffc107; color: black; padding: 5px; display: inline-block;">87</div>	if typical of the existing stock

Site Plan



Location Plan

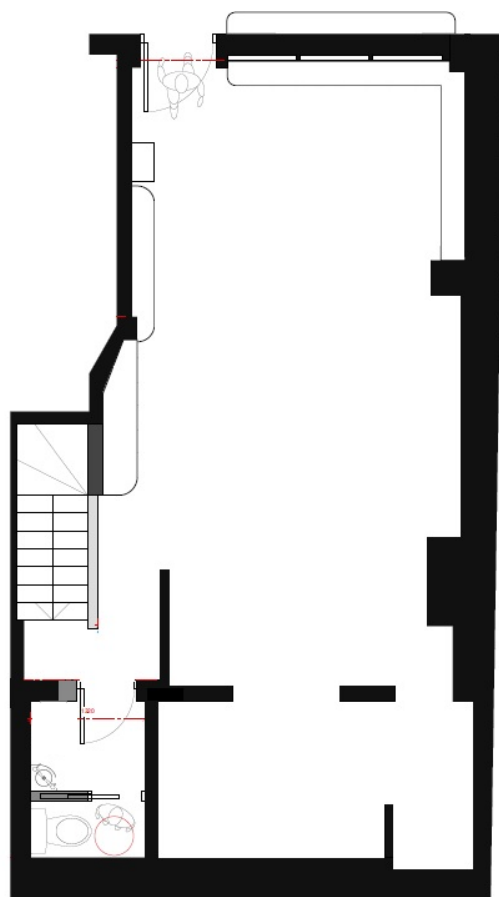


Source: Google Maps. Not to scale - Provided for indicative purposes only.

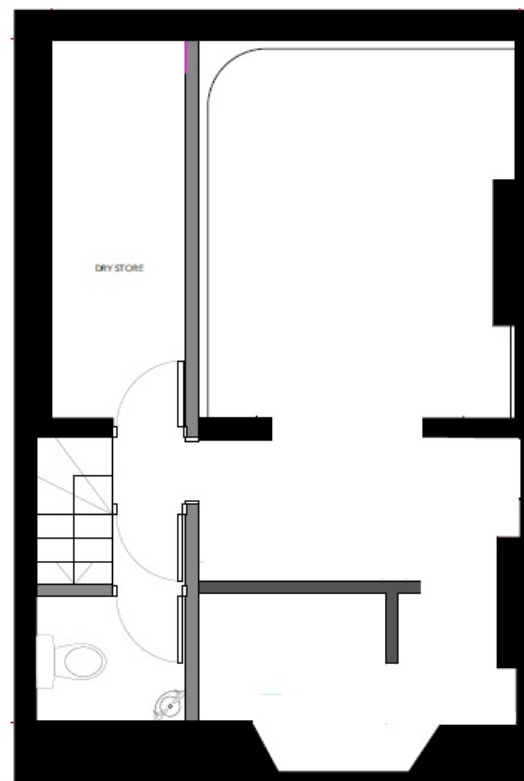
Interior Photo – ground floor bar area



Floor Plans



Ground floor



Basement

Not to scale, provided for indicative purposes only