

LEASE FOR SALE, RESTAURANT / BAR SHOREDITCH HIGH STREET, E1



MATCHBOX, 134-135 SHOREDITCH HIGH STREET, LONDON, E1 6JE

NB. Historic photograph

- Situated at the northern tip of the 'Shoreditch Triangle'
- Nearby occupiers include Bar Kick, Barrio, Pizza Pilgrims and Pret A Manger
- Ground floor and basement trade areas
- Building footprint of approximately 158 sq m (1,695 sq ft)
- Free of tie lease expiring in 2043, passing rent of £165,000 per annum
- External customer seating to the front
- Licensed until midnight Monday until Saturday

LEASEHOLD FOR SALE – Fully fitted and equipped

GUIDE PRICE £175,000

SUBJECT TO CONTRACT – Sole selling agent

LONL596

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Location

The property is situated on Shoreditch High Street near to its intersection with Old Street and Hackney Road. The immediate area is home to an eclectic mix of corporate and independent operators including Burger & Beyond, Bike Shed, Clove Club and Pret A Manger. Shoreditch High Street Overground Station is circa 400 metres to the south and Old Street Underground Station (Northern Line) is 650 metres to the west.

A location plan is enclosed.

Description

The ground floor and basement of a mid-terrace four storey building. Internally the venue is set out as follows:

Ground Floor	Open plan trade area with a bar servery. Former trade kitchen.
Basement	Trade area. Customer WCs.
External	Table and chairs seating to the front.

According to Nimbus Maps, the building footprint is approximately 158 sq m (1,695 sq ft).

Floor plans 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 Hackney, it is understood the property has a Premises Licence permitting the sale of alcohol from 10:00 am until 12 midnight from Monday to Saturday and 12 noon until 11:30 pm on Sunday.

Rating Assessment

The property is listed within the current (2023) Rating List as a Restaurant & Premises and with a Rateable Value of £109,000.

Tenure

The property is held under the terms of a 25-year lease expiring in October 2043, with approximately 20 years unexpired. The rent payable is £165,000 per annum with five yearly open market rent reviews. The next rent review is taking place in October 2023. The lease is inside the protection of the Landlord & Tenant Act 1954. A copy of the lease is available upon request.

Basis of Sale

Guide price of £175,000 for the benefit of the fully fitted and equipped leasehold interest. Subject to contract.

Viewing and Further Information

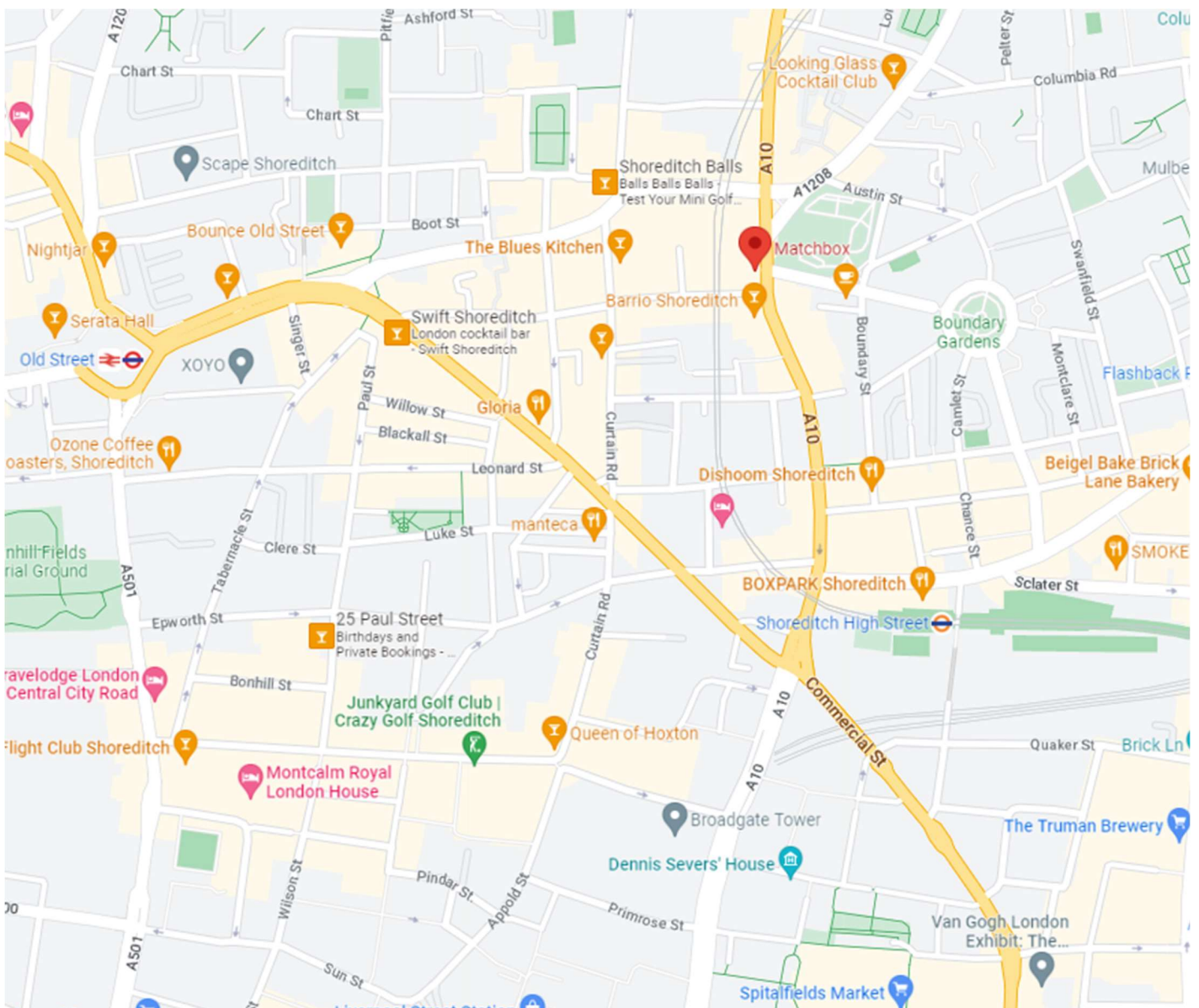
The staff are unaware of the intended disposal and therefore it is requested that you respect the vendors wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

For further information, please contact Michael Penfold of the sole selling agents on –
Tel: 07894 210 853 or email: Michael.penfold@agg.uk.com

EPC

Available upon request.

Location Plan



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