

FULLY FITTED LEASEHOLD BAR/RESTAURANT - HACKNEY



43 LOWER CLAPTON ROAD, HACKNEY, LONDON, E5 0NS

- Fronts busy pitch, just off Clapton Square and short walk from Hackney Central station
- High density mixed residential and commercial location – ideal for Deliveroo, Uber Eats and Just Eat etc
- Fully fitted and ready to operate with trade kitchen, pizza oven and extraction
- Licenced to sell alcohol until 1:00am on Thursday, Friday and Saturday
- New 10 – 20 year free-of-tie lease available at £50,000 per annum, all terms to be negotiated

PREMIUM OFFERS INVITED

Subject To Contract (Sole Selling Agents)

LONL599

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 property lies within an area administered by the London Borough of Hackney, approximately 500 metres north east of Hackney Central Station. It fronts the northern side of Lower Clapton Road (A107), near its junction with Clapton Square. The local area comprises a mixture of other uses including retail, leisure and residential uses.

A location plan is attached.

[Link to Street View](#)

Description

The unit is set out over ground floor and basement of an attractive three storey period building. The ground floor trading area is largely open plan, decorated in a traditional style with the benefit of a single side servery comprising two cocktail stations and a fully fitted trade kitchen to the rear. The basement comprises a set of customer wc's in addition to a cold beer store and general ancillary storage areas. A set of historic floor plans are attached.

According to the property's EPC, the total gross internal area of the property is approximately:-

Total GIA	199 sq m (2,141 sq ft)
------------------	------------------------

NB: The floor areas set out 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 property benefits from a Premises Licence which permits the sale of alcohol from 10:00am until midnight on Sunday to Wednesday and from 10:00am until 1:00am on Thursday to Saturday.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £21,300, with effect from 1st April 2023.

Basis of Sale

Premium offers invited for the benefit of the fixtures and fittings, the Premises Licence and vacant possession.

The landlord will consider granting a new 10, 15 or 20 year lease to the purchaser with a commencing rent of £50,000 per annum, all terms to be agreed (VAT will be payable in addition to the rent). Subject to contract and landlord approval.

EPC

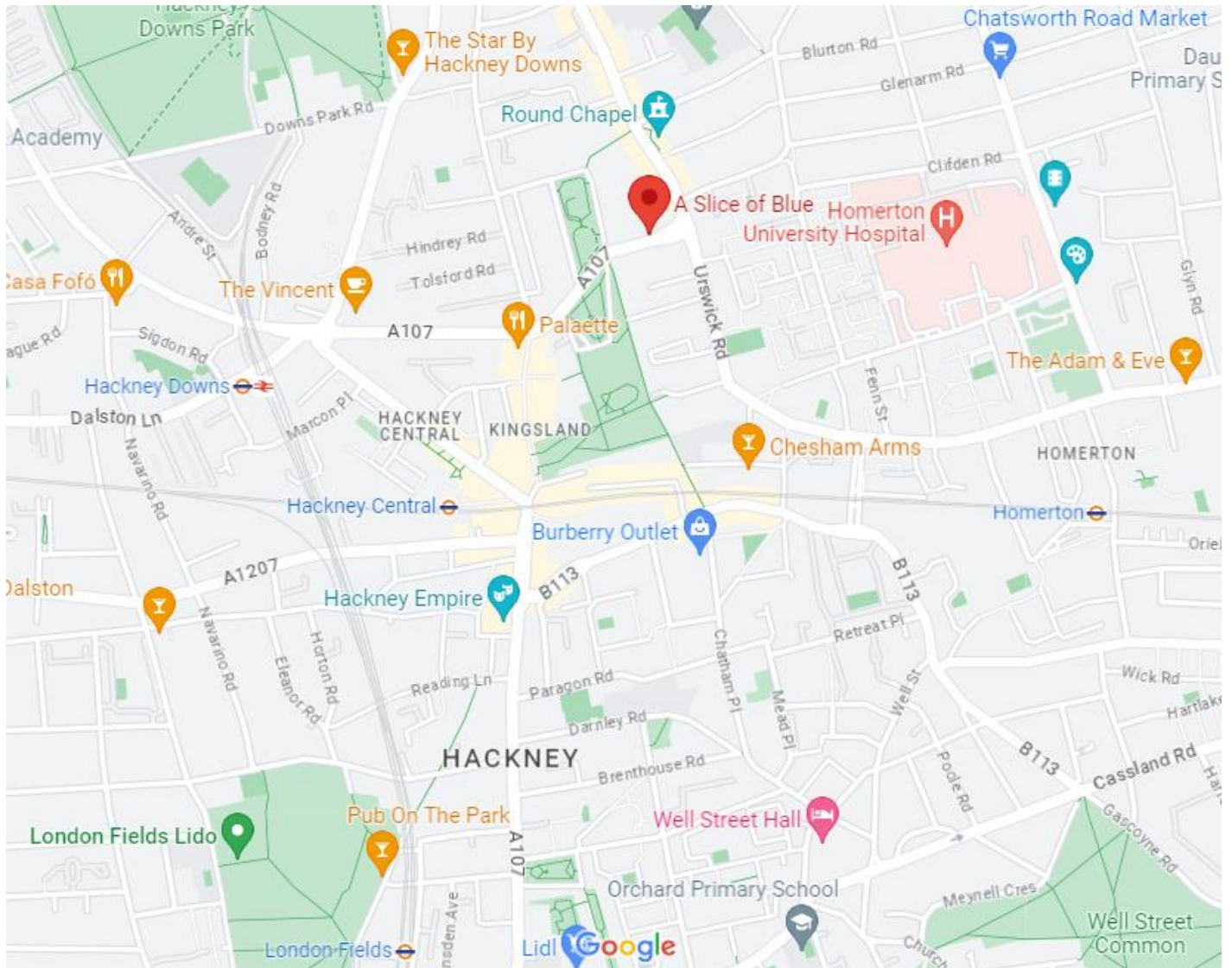
The property currently has an EPC rating of E (121) - [EPC Certificate](#).

Viewings & Further Information

The business is currently trading so customer inspection is recommended in the first instance. On no account should the staff, management or customers be approached in connection with this disposal.

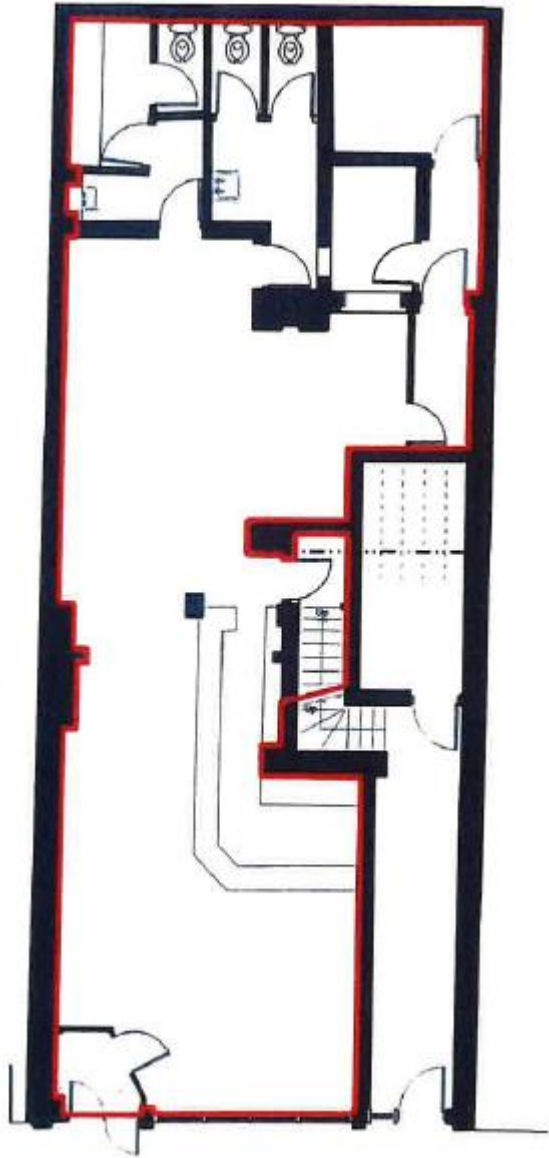
For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

Location Plan

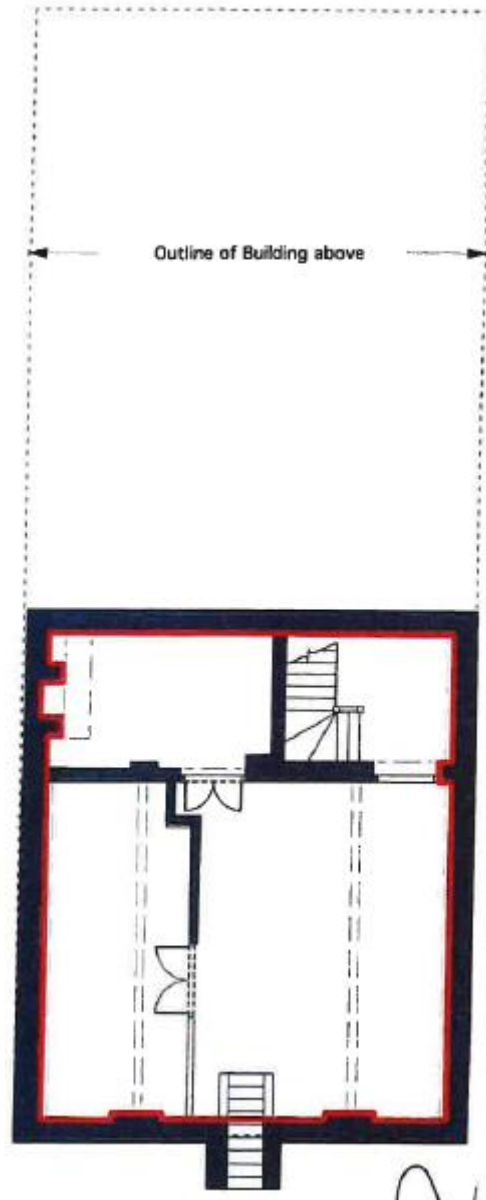


Source: Google Maps. Not to scale - Provided for indicative purposes

Floor Plans



Ground Floor



Basement

Historic Plans. Not to scale – provided for indicative purposes only. The ground floor wc's have been relocated to the basement.