

LATE NIGHT BAR LEASE FOR SALE – SHOREDITCH, E2

**TEQUILA MOCKINGBIRD, 22 KINGSLAND ROAD, LONDON, E2 8DA**

- Roughly equidistant between Shoreditch High Street and Hoxton London Overground Line stations
- Whole building comprising ground and first floor trade areas along with office and residential accommodation
- Licensed until 2:00 am Thursday to Saturday
- Free of tie lease expiring in August 2029 with a passing rent of £110,000 per annum
- Recently refurbished to a high specification

LEASEHOLD FOR SALE – fully fitted and equipped (subject to premium offered)

PREMIUM OFFERS IN EXCESS OF £100,000

SUBJECT TO CONTRACT – Sole selling agent

LONL632

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Location

The property is situated in Shoreditch on Kingsland Road, within an area administered by the London Borough of Hackney. The local area is home to an eclectic mix of corporate and independent operators including Dream Bags Jaguar Shoes, Bar Kick, Bike Shed Motorcycle Club, Pizza Pilgrims and Starbucks. The property is located on the edge of the 'Shoreditch Triangle' with Hoxton, Haggerston and Dalston all situated a short distance to the north.

A location plan is enclosed. [Link to Street View.](#)

Description

A mid terrace four storey property comprising ground and first floor trade areas along with office accommodation at second floor level and a two-bedroom flat at third floor. The ground floor includes an open plan trade area with a bar servery, banquette seating areas, photobooth, customer WC's and storage / kitchen. The first floor comprises a trade area with bar servery, banquette seating and customer WC's.

According to Nimbus, the building footprint is approximately 161 sq m (1,737 sq ft). PDF floor plans overleaf and copies 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 Monday to Wednesday, until 2:00 am Thursday to Saturday and 12 noon until 1:00 am on Sunday.

Rating Assessment

The property is listed within the current (April 2023) Rating List as a Restaurant & Premises with a Rateable Value of £44,750.

Tenure

The property is held under the terms of a 15-year lease expiring in August 2029, with approximately five years unexpired. The rent payable is £110,000 per annum with five yearly open market rent reviews. The August 2019 rent review is outstanding and the next rent review is due to take place in August 2024. A copy of the lease is available upon request.

Basis of Sale

The vendor is seeking premium offers in excess of £100,000 for the benefit of the fully fitted and equipped leasehold interest. Subject to contract.

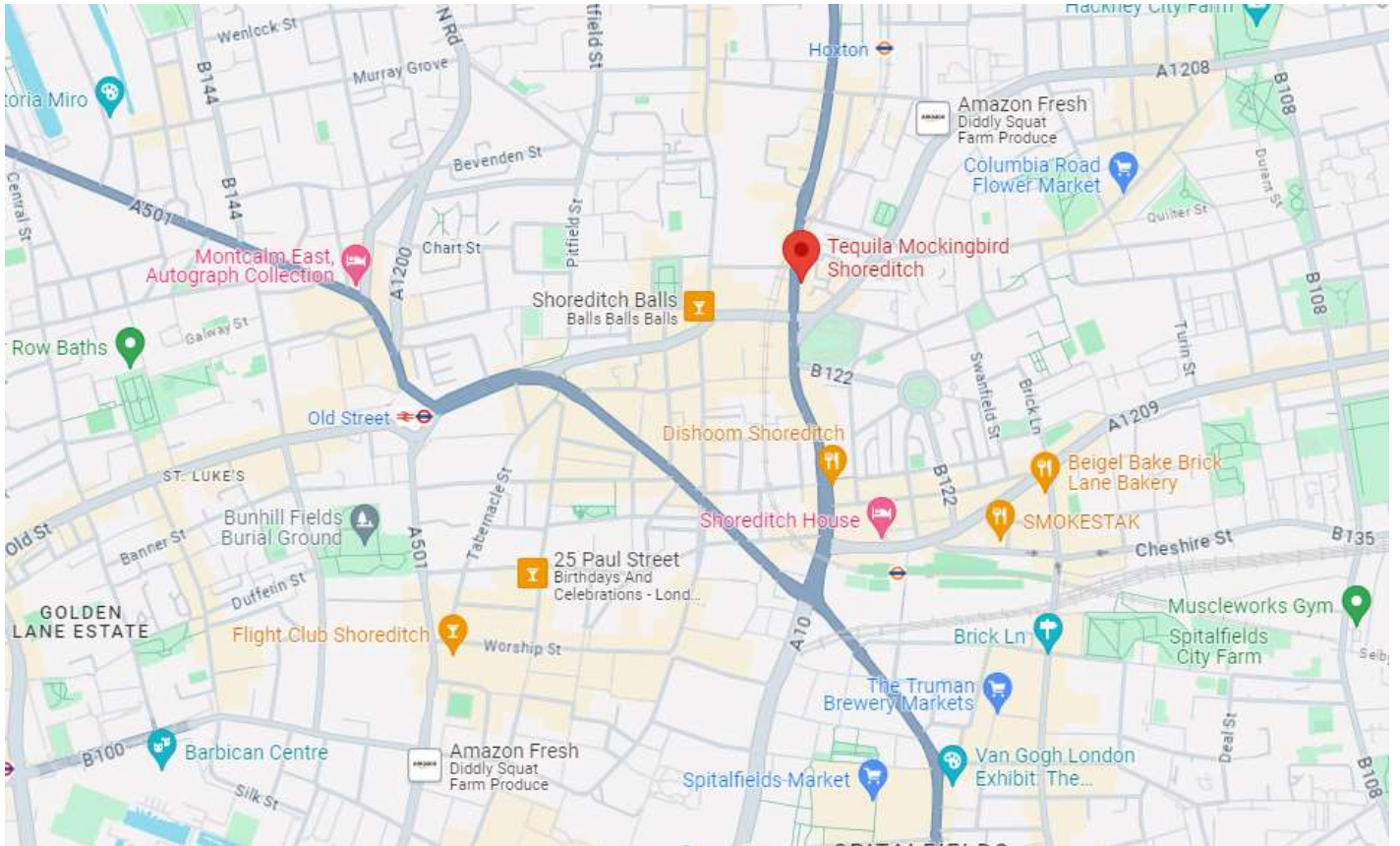
Viewing and Further Information

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

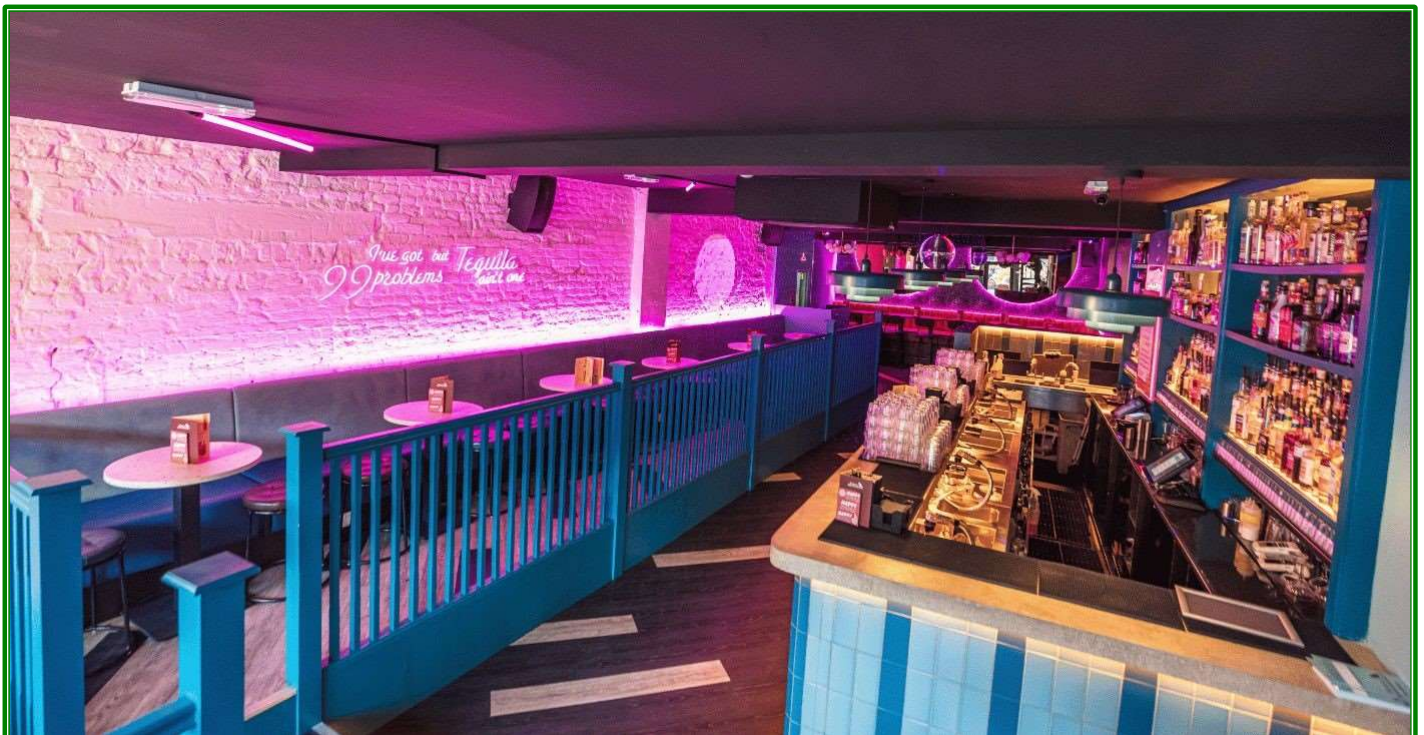
Available upon request.

Location Plan



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

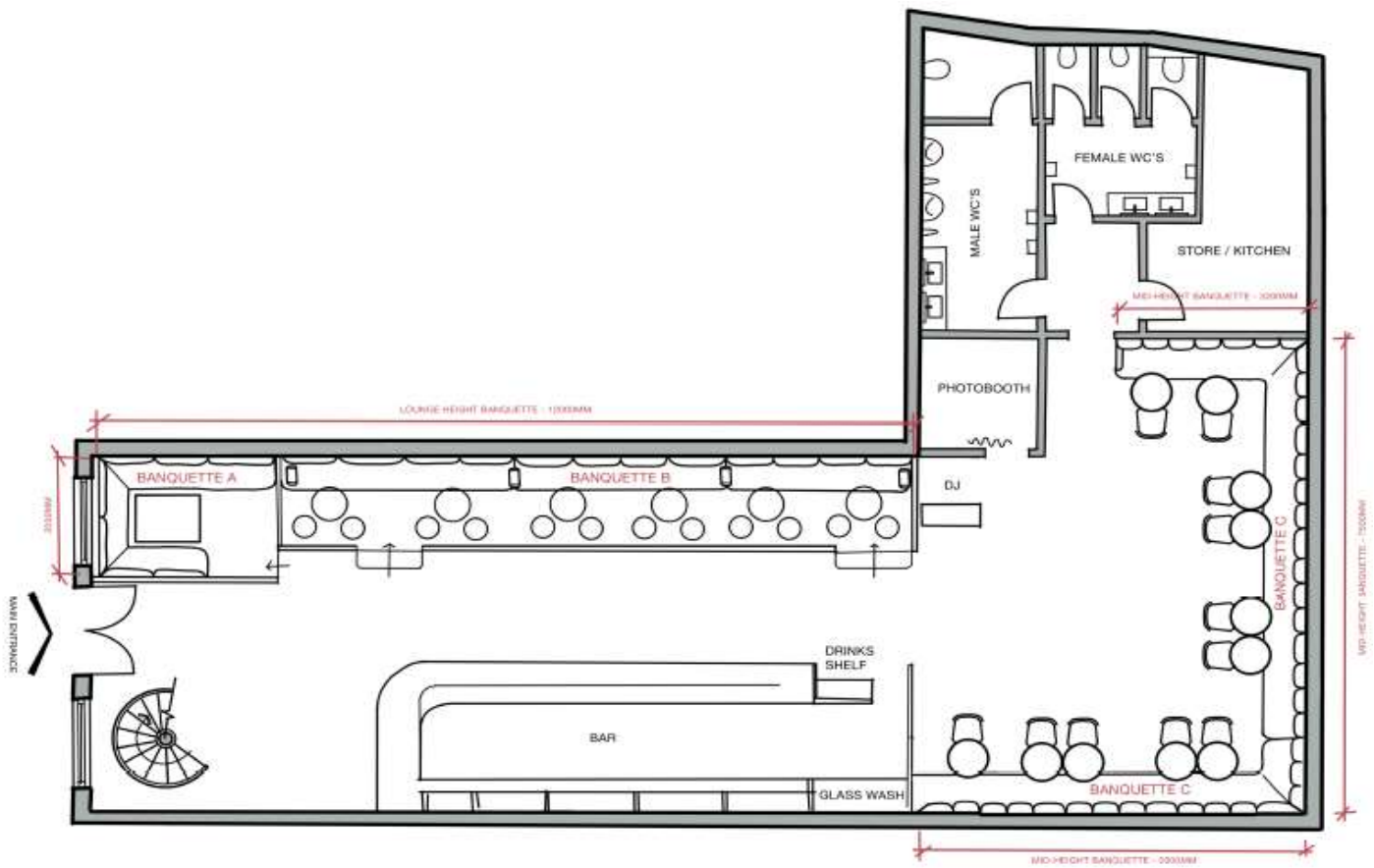
Photographs





Floor Plans

Ground Floor



First Floor

