

NIL PREMIUM - BAR/RESTAURANT TO LET, 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
- Licenced to sell alcohol until 1:00am on Thursday, Friday and Saturday
- New 10 – 20 year free-of-tie lease available, all terms to be negotiated

NIL PREMIUM**GUIDE RENT £45,000 PER ANNUM****Subject To Contract (Sole Letting Agents)**

LONL599

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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 and kitchen to the rear with extraction. 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)
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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 Letting

The landlord is seeking to grant a new 10, 15 or 20 year lease, guide rent £45,000 per annum, all terms to be agreed (VAT will be payable in addition to the rent). The ingoing party shall be required to pay the landlord's fees linked to this transaction. Subject to contract.

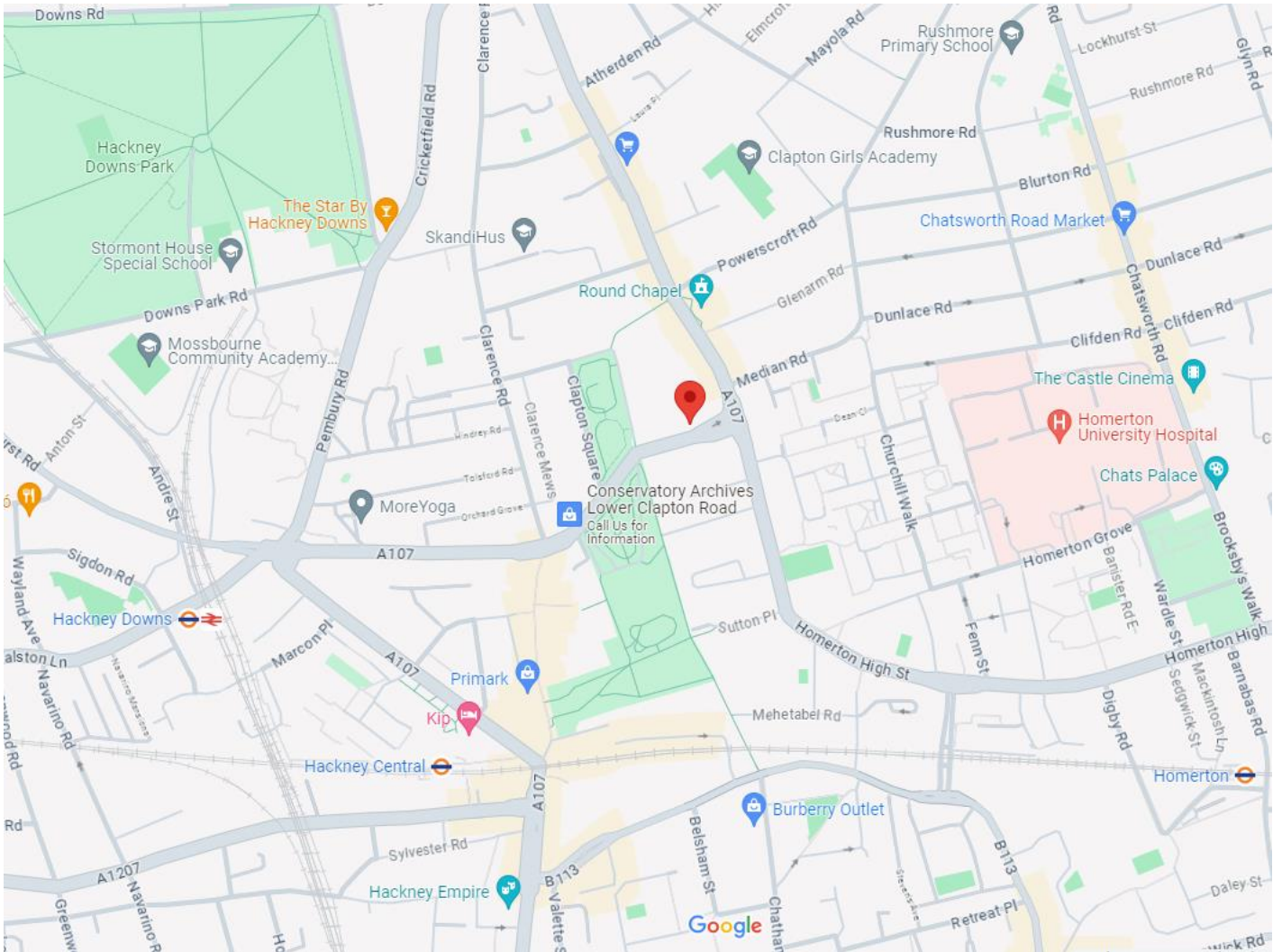
EPC

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

Viewings & Further Information

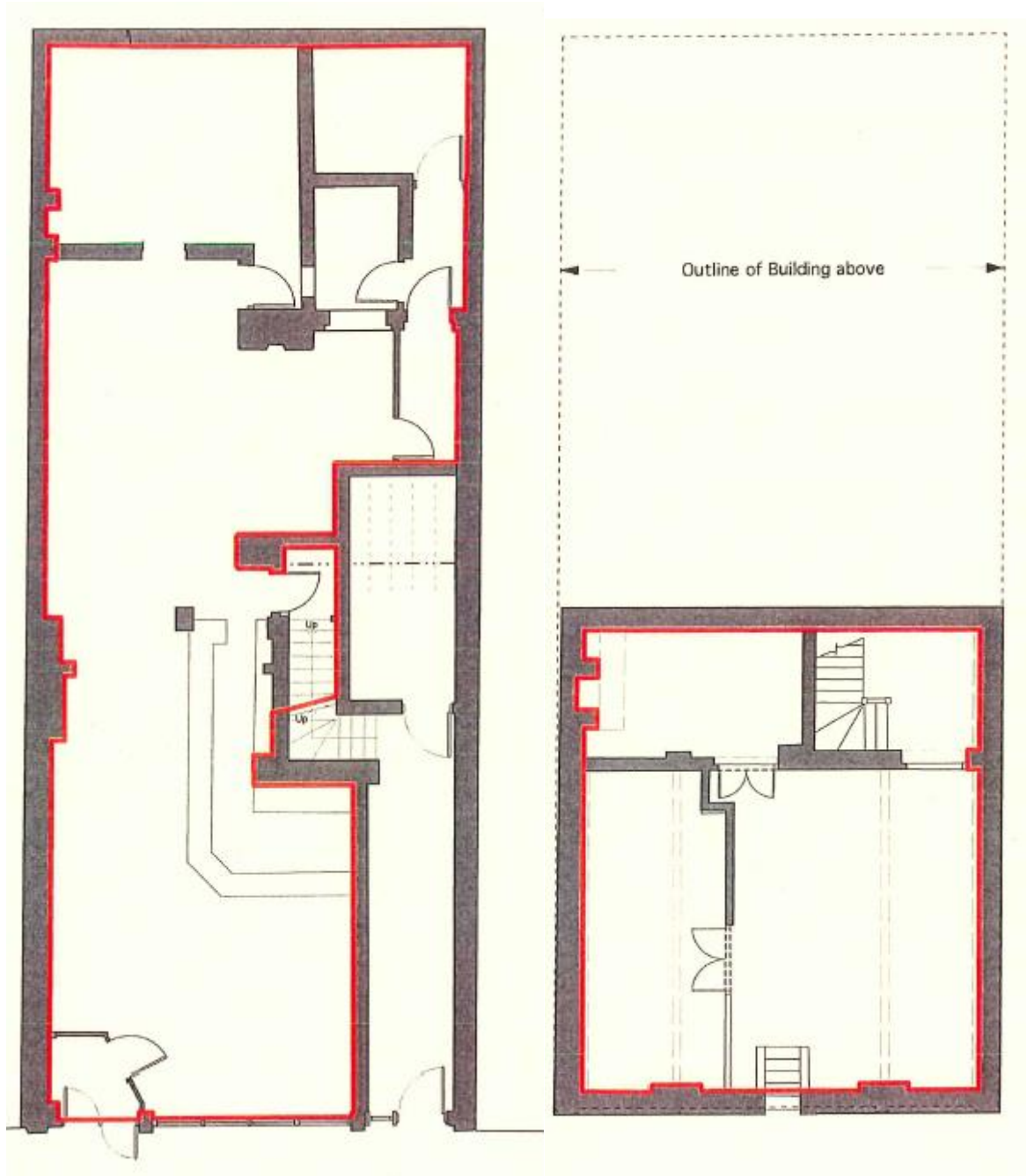
The business is currently closed, an external inspection is recommended in the first instance. For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

Location Plan



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

Floor Plans



Ground Floor

Basement

Historic lease plans, not to scale – provided for indicative purposes only.