

**PRETTY EAST-END PUB, STEPNEY GREEN, E1
NICELY FITTED INCLUDING COMMERCIAL KITCHEN**



PEACOCK PH, 145 AYLWARD STREET, LONDON, E1 0QW

- Attractive pub in residential neighbourhood
- Re-fitted in the last two years
- Low rent - £24,000 per annum
- Ground floor and basement including kitchen

GUIDE PREMIUM - £45,000 INCLUSIVE OF FIXTURES & FITTINGS
SUBJECT TO CONTRACT sole selling rights

LONL648

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Location

The property is on the north side of Aylward Street, opposite the junction of Dunelm Street. This is an established residential area lying less than two miles to the east of the City and approximately four miles from the West-End. Stepney Green Underground Station is approximately 700m due north (District and Hammersmith & City lines) and Whitechapel Station approximately one kilometre to the north west.

A location plan is attached.

Description

The property comprises the majority of the ground floor and the basement of the building.

Ground floor Bar area with central bar servery, banquet seating and 'sung'. Also provided with trade kitchen; storage areas; accessibility w.c.

Basement Male and female customer w.c.s; temperature-controlled beer store; storage accommodation.



Services

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

Licensing

The property's Premises Licence permits the sale of alcohol between the hours of 11:00am and 11:00pm Monday to Saturday, and midday to 10:30pm on Sunday.

Planning

From informal enquiry of Tower Hamlets Council, we have established that the property is not listed, but is situated within the Albert Gardens Conservation Area.

Rating Assessment

The property has a rateable value of £8,250 and is listed as a public house and premises.

Lease

The property is let on a 15-year lease with usual tenant responsibilities, the term expires in September 2038. The rent payable is £24,000 per annum. The lease is free of tie with five yearly rent reviews

Basis of Sale

The property is available for sale as a fully fitted and equipped operational concern, inclusive of the trade inventory. Stock, glassware and kitchenware to be purchased in addition, at cost, on the day of transfer.

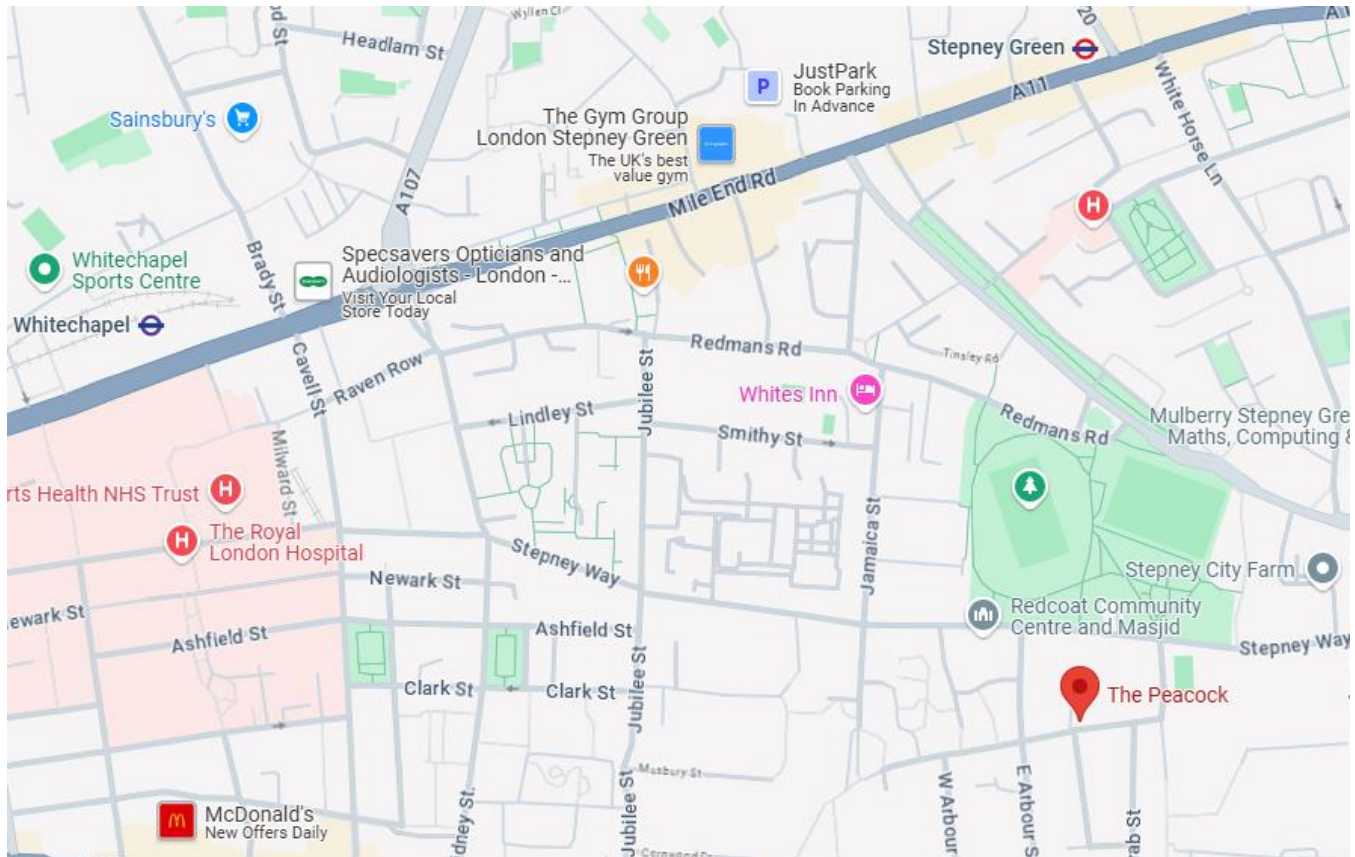
Viewings

The premises are trading and a discreet customer inspection is encouraged but please do not raise the intended sale with any staff or customers. For further information or to arrange a formal viewing, please contact David Gooderham on either Tel: 020 7836 7826 or Email: david.gooderham@agg.uk.com

EPC

An EPC has been commissioned.

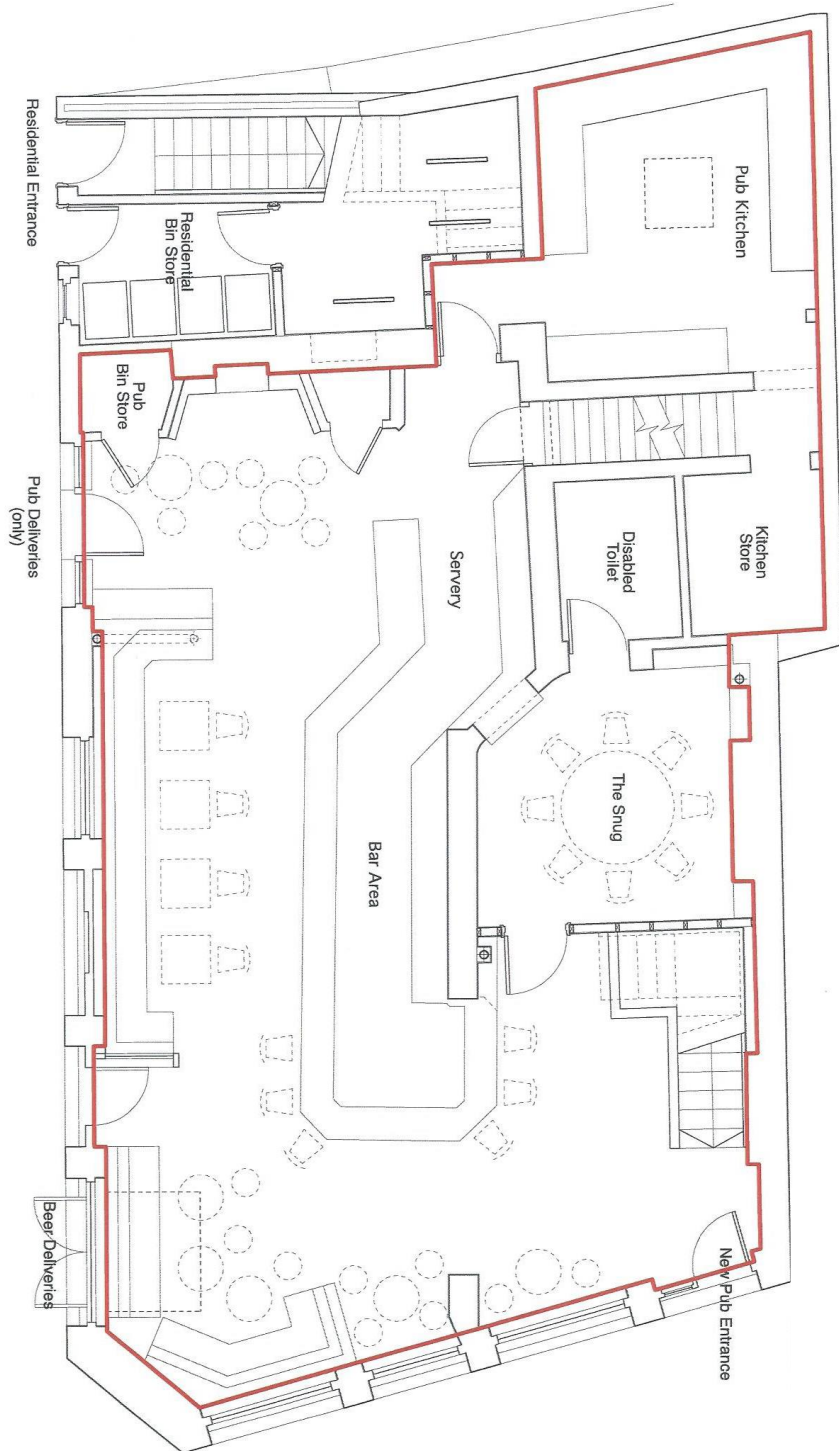
Location Plan



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

Floor plans (for indicative purposes only, they are not 100% accurate)

Ground floor



Basement

