

FREE OF TIE LEASE – HACKNEY, E9

**GUN PH, 235 WELL STREET, HACKNEY, LONDON, E9 6RG**

- Whole building including first and second floor trade areas
- Fully fitted with a trade kitchen at first floor level
- Roof terrace trade area accessed via first floor
- Situated on the popular Well Street, a short distance west of Kenton Road and Morning Lane
- Approximately 400 metres south west of Homerton Railway Station
- Free of tie lease with a contractual rent of £60,000 per annum, expiring in April 2029

LEASEHOLD ASSIGNMENT**SEEKING PREMIUM OFFERS IN THE REGION OF £75,000**

Subject To Contract – Sole Selling Agent

LONL667

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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 is situated on Well Street within an area administered by the London Borough of Hackney. Well Street is a historic route connecting Mare Street and Homerton. The immediate area is home to various independent businesses including Well Street Pizza, La Camionera and Paulie's Bagels.

Homerton Railway Station (Mildmay Line) is approximately 400 metres to the north east and London Fields Railway Station (Weaver Line) is circa 800 metres to the south west.

A location plan is attached.

[Link to Street View](#)

Description

A three-storey corner property built above basement. The ground floor comprises an open plan trade area with a bar servery and customer WCs. The first floor includes an additional trade space with bar servery and trade kitchen. The second floor has a function room, customer WC and storage space. The basement comprises usual cellarage / storage. There is a roof terrace trade area accessed via the first floor.

Total Building Footprint	72 sq m (770 sq ft)
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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

The Premises Licence permits the sale of alcohol from 10:00 am until 11:30 pm Sunday to Thursday and until 12:30 am on Friday and Saturday.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £24,300.

Tenure

Leasehold for a term of 15 years expiring in April 2029 with a contractual rent of £60,000 per annum. The tenant has a personal concession in place with the landlord to pay a rent of £54,000 per annum. A copy of the lease is available upon request.

EPC

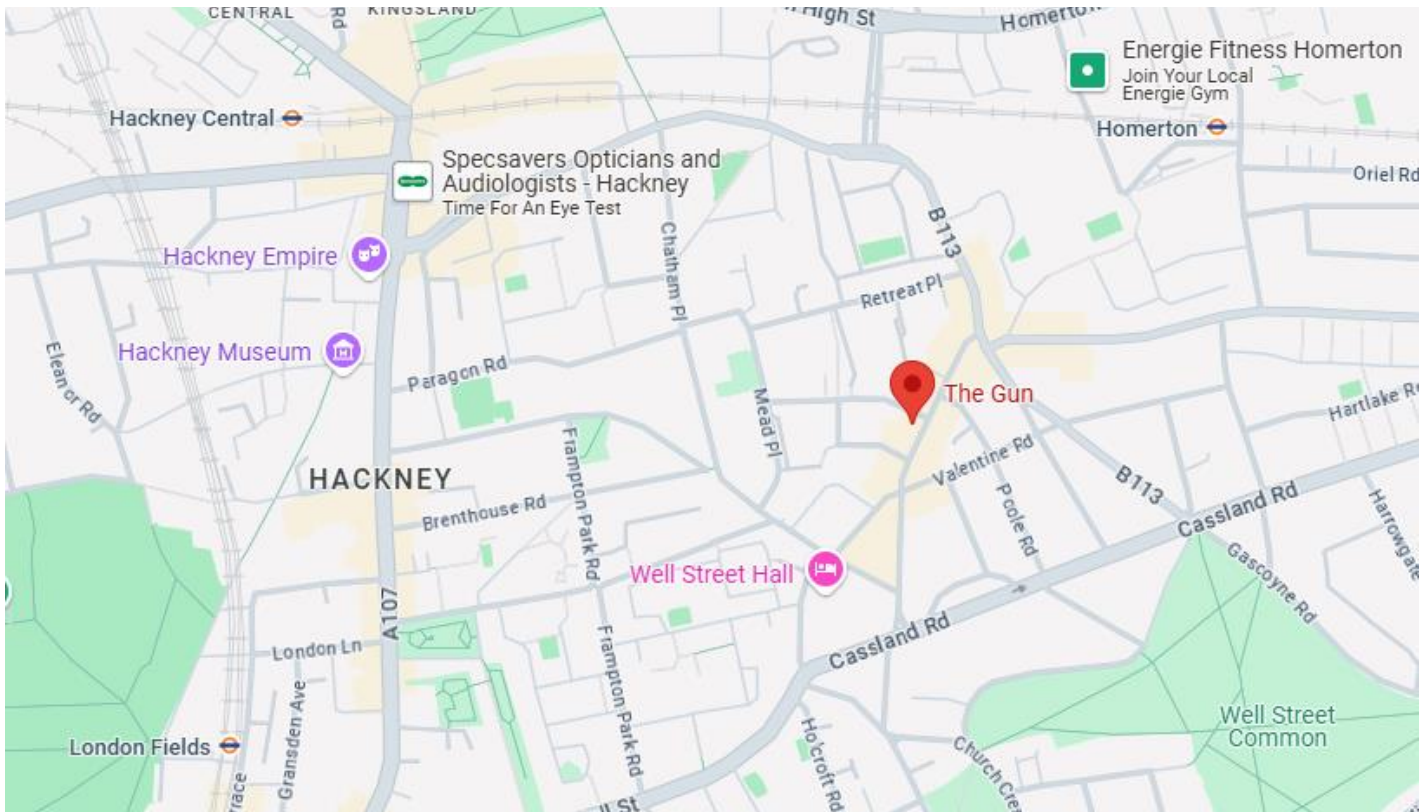
Energy rating D. Copy available upon request.

Further Information & Viewings

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 or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email: michael.penfold@agg.uk.com

Location Plan



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

Additional Photos

Ground floor bar



First Floor trade area



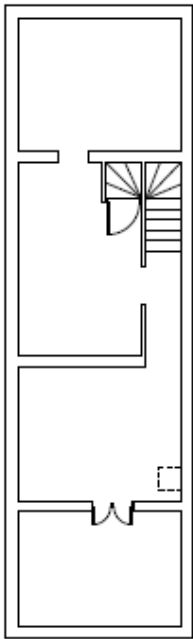
Whole building



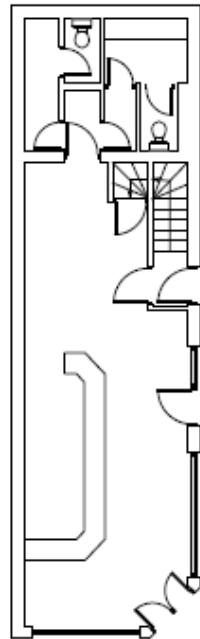
First floor roof terrace



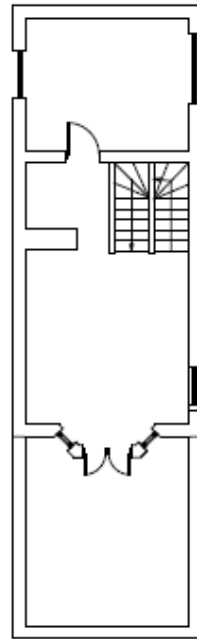
Floor Plans



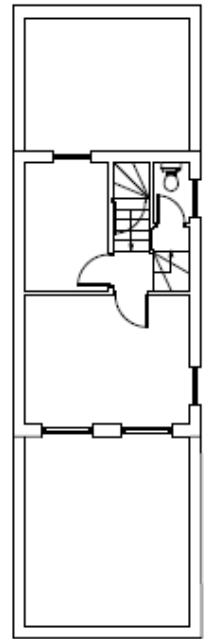
BASEMENT



GROUND



FIRST



SECOND