

RESTAURANT / BAR OPPORTUNITY – SHOREDITCH, EC2A

**FOUNTAIN TAP, 14 RIVINGTON STREET, SHOREDITCH, LONDON, EC2A 3DU**

- Whole building including upper floor accommodation
- Fully fitted ground floor trade area with a kitchen at first floor level and two rooms at second floor
- Situated approximately 350 metres east of Old Street Underground & Railway Station
- Nearby occupiers include Blacklock, Butchie's and Yayacas
- 20 year free of tie lease expiring in January 2034, passing rent of £46,000 per annum
- Gross internal area of approximately 106.8 sq m (1,149 sq ft)

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

Subject To Contract – Sole Selling Agent

LONL677

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Location

The property is situated on Rivington Street in Shoreditch, within an area administered by the London Borough of Hackney. Rivington Street is very much in the heart of the Shoreditch triangle, connecting Old Street from the west to Shoreditch High Street in the east. The area is home to an array of occupiers including Raddison Hotels newly built art'otel, Rotate, Bricklayers Arms and Bottega Prelibato Restaurant. The area is also home to an eclectic art scene including Banksy's 'Designated Graffiti Area'.

Old Street Railway & Underground Station (Northern Line) is located approximately 350 metres to the west and Shoreditch High Street Overground Station (Windrush Line) is circa 550 metres to the south east.

A location plan is attached.

[Link to Street View](#)

Description

An attractive three-storey mid terrace building. The ground floor comprises an open plan trade area with a bar servery, cold room / cellar and customer WCs. The first floor includes a trade kitchen with an electrical hoist, storage / staff area (potential for private dining room), washroom and storage areas. The second floor has two rooms currently used for storage space.

Ground Floor	48.8 sq m (525 sq ft)
First Floor	35.63 sq m (383 sq ft)
Second Floor	22.4 sq m (241 sq ft)
Total	106.8 sq m (1,149 sq ft)

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 Monday to Sunday.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Restaurant & Premises' and has a Rateable Value of £26,750.

Tenure

Leasehold for a term of 20 years from January 2014 with a passing rent of £46,000 per annum. The lease is inside the 1954 Landlord & Tenant Act with five yearly open market rent reviews. A copy of the lease is available upon request.

EPC

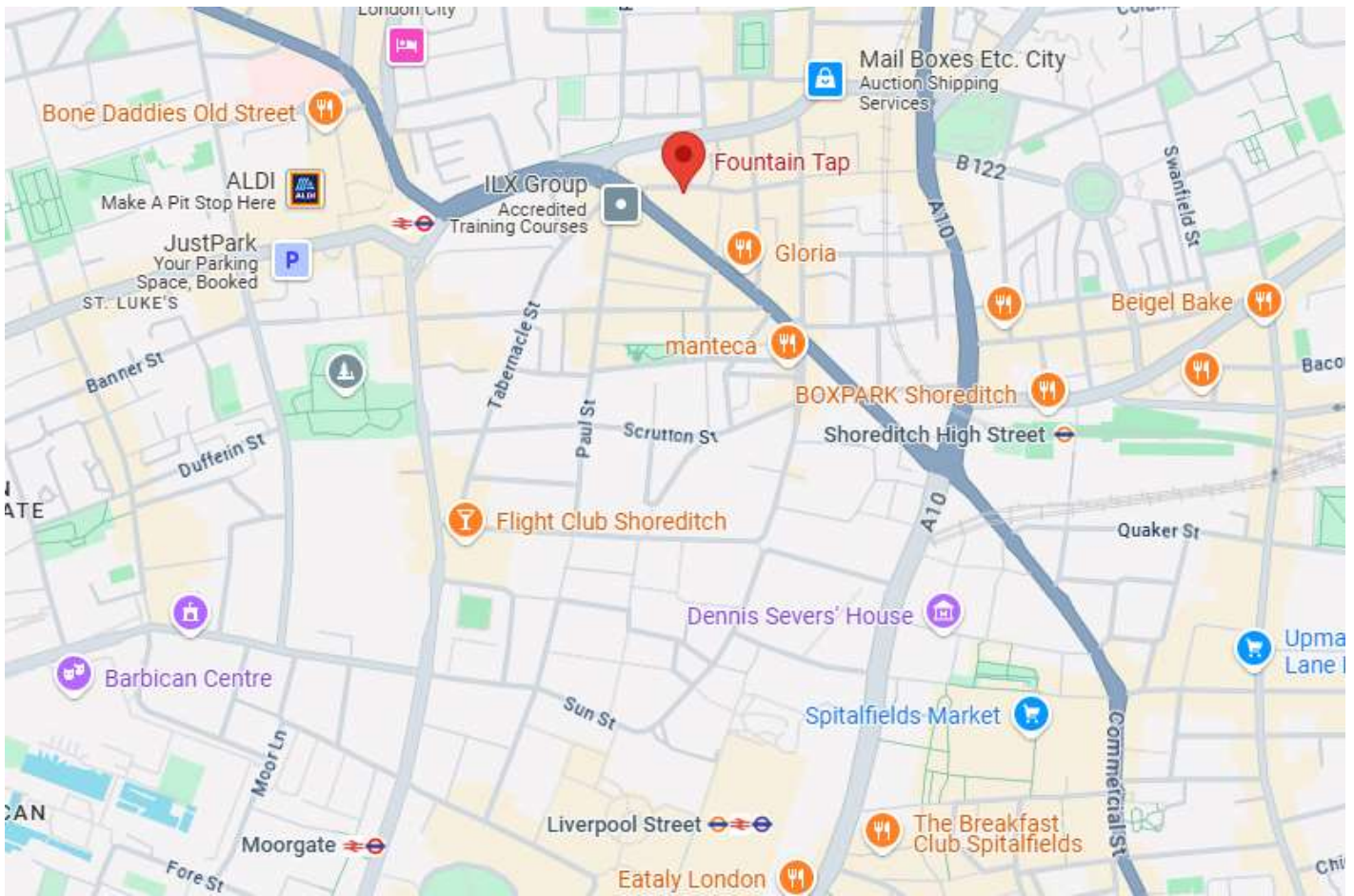
Energy rating F. Copy available upon request.

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 trade



