

LEASEHOLD RESTAURANT / BAR FOR SALE SHOREDITCH



FORMER BREWDOG, 51-55 BETHNAL GREEN ROAD, SHOREDITCH, LONDON, E1 6LA

- Lies within popular, trendy leisure circuit with return frontage onto Redchurch Street
- Within close proximity to Shoreditch High Street Station and Brick Lane
- Ground floor and basement trading areas with outdoor terrace
- Licenced to sell alcohol until 2am on Friday and Saturday
- Commercial kitchen

LEASEHOLD ASSIGNMENT

PREMIUM OFFERS SOUGHT IN THE REGION OF £50,000

SUBJECT TO CONTRACT

Sole Selling Agent

LONL691

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Location

Fronts busy main road with return frontage onto the fashionable Redchurch Street and near Brick Lane. Approximately 200m northeast of Boxpark Shoreditch and Shoreditch High Street Station (London Overground Windrush Line).

Bishopsgate and Liverpool Street stations are within a 15-minute walk to the southwest. The surrounding area is renowned for its vibrant mix of restaurants, bars, and fashion retailers. Nearby occupiers include Soho House (Shoreditch House), Dishoom, Young's, Cecconi's, Brat, and Smoking Goat.

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

Description

The premises is arranged over ground floor, lower ground floor, and sub-basement. The ground floor comprises predominantly open-plan trading area with a bar servery, approximately 54 covers and a disabled customer WC. The lower ground floor provides an additional 46 covers. The sub-basement includes a commercial kitchen, ancillary food and drinks storage areas, and a set of male and female customer WCs. The unit also benefits from an external seating area to the front, providing 20 additional covers.

We have been advised that the property has the following total approximate gross internal area:-

| | |
|--|------------------------|
| Approx. total Gross Internal Area | 457 sq m (4,920 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

| | |
|---------------|--|
| Ground floor: | Permitted to sell alcohol from 8:00am until midnight Sunday to Thursday and from 8:00am until 1:00am on Friday and Saturday. |
| Basement: | Permitted to sell alcohol from 8:00am until 1:00am Sunday to Thursday and from 8:00am until 2:00am on Friday and Saturday. |

Planning

The property is not listed and nor does it lie within a conservation area.

Rating Assessment

Listed as 'Restaurant and Premises' with a rateable value of £127,000.

Tenure

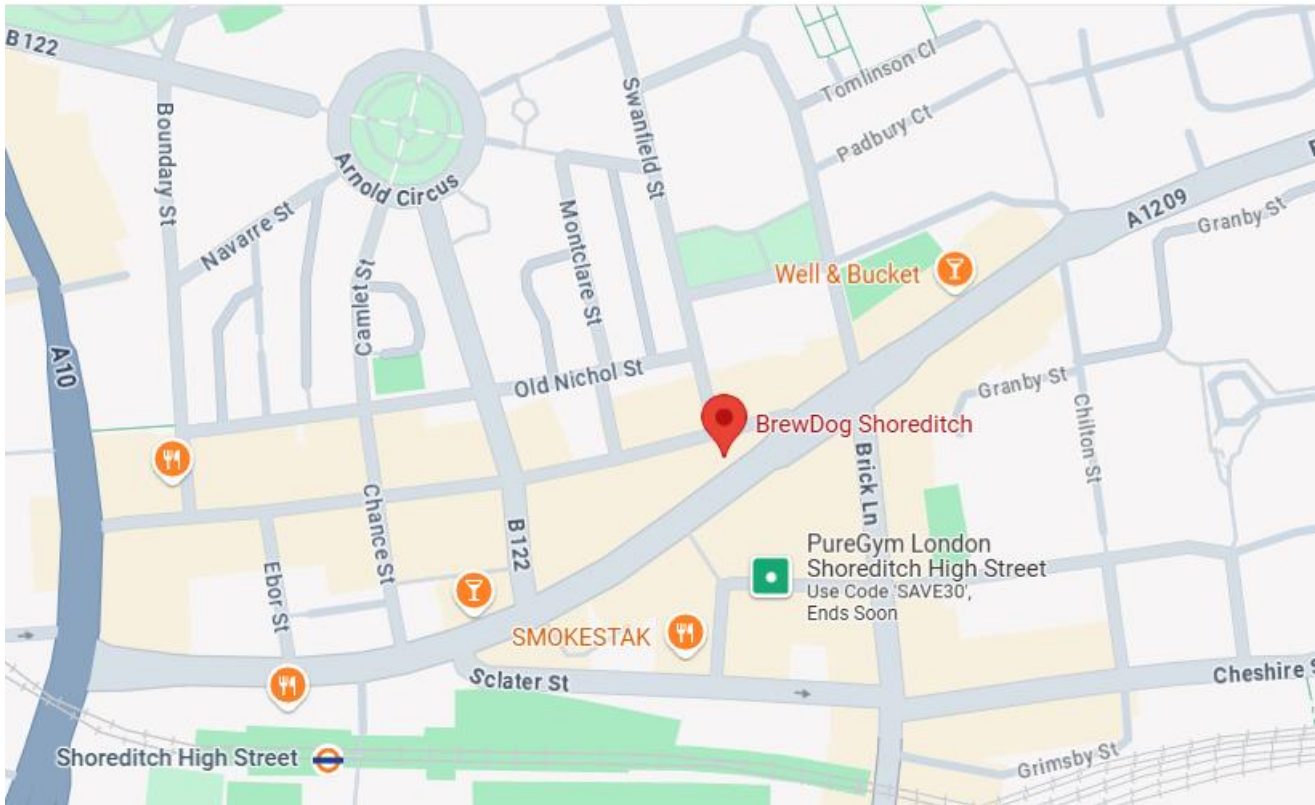
Leasehold until 25th September 2030. Next rent review 26th September 2025 (the September 2020 post-Covid rent review remains outstanding). Current rent £105,000 per annum (w.e.f. 18th August 2015) excl. VAT. Service charge of £12,725 paid has been paid thus far this calendar year.

Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: panayiotis.themistocli@agg.uk.com or James Grimes on 07989 986388 / email: james.grimes@agg.uk.com

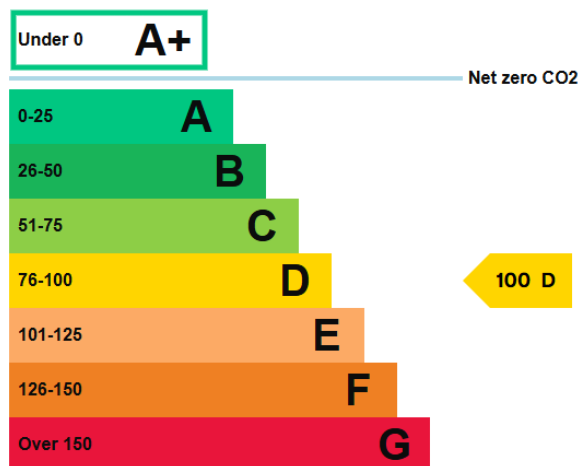
Location Plan - [Link to Location Map](#)



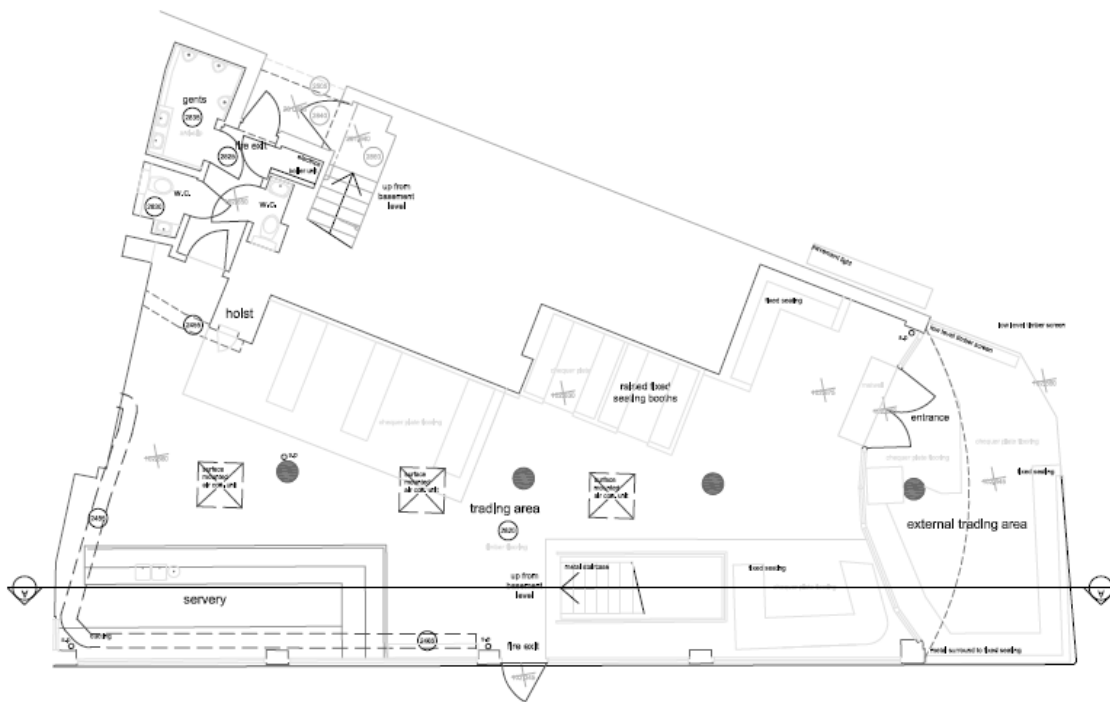
Google Maps. Not to scale - Provided for indicative purposes.

EPC

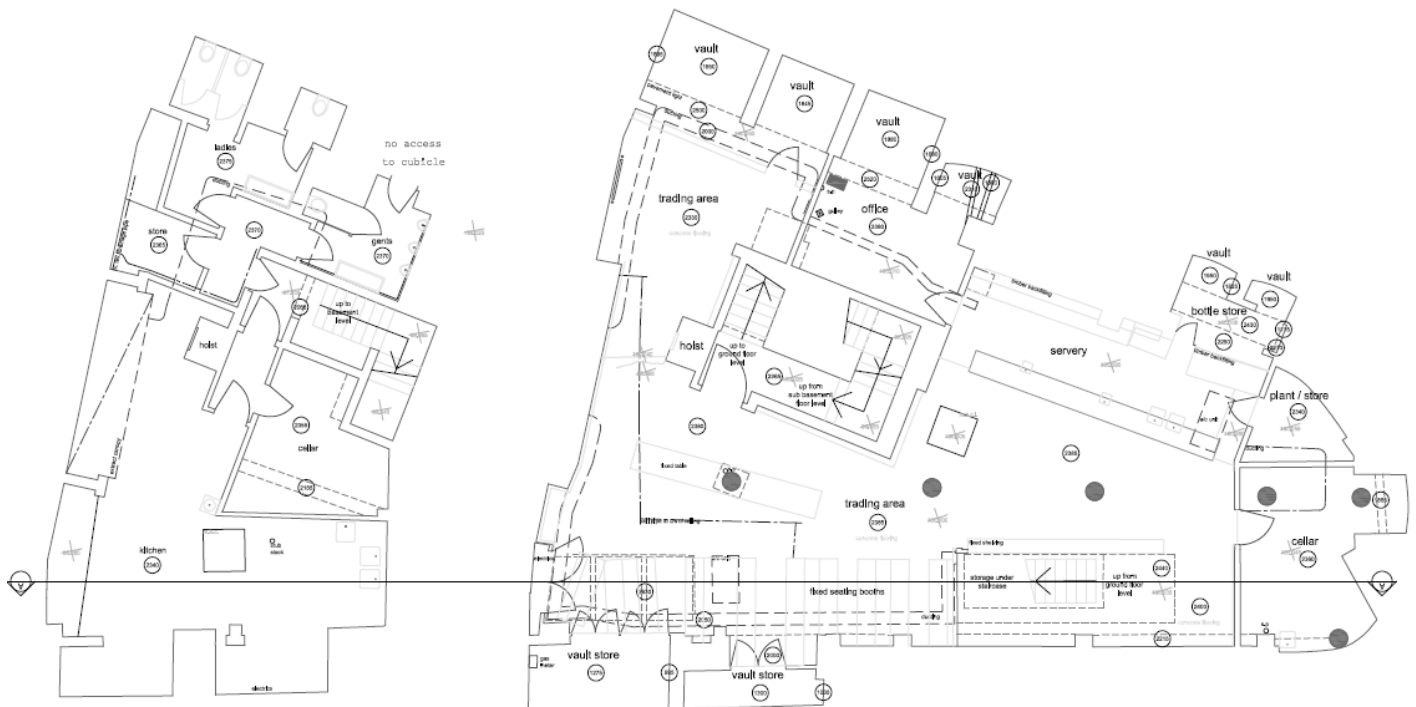
This property's energy rating is D.



Floor Plans



existing ground floor plan



existing sub basement floor plan

existing basement floor plan

Not to scale - Provided for indicative purposes.

