

ZONE 2 FREE OF TIE LEASE – STEPNEY GREEN, E1**HORN OF PLENTY, 36 GLOBE ROAD, STEPNEY GREEN, LONDON, E1 4DU**

- Ground floor and basement of attractive corner pub
- Fully fitted ground floor trade area with a commercial kitchen
- Rear smoking terrace trade area (potential for enlarged external trade area, subject to necessary consents)
- Approximately 130 metres north of Stepney Green Underground Station
- Nearby occupiers include Afrikana, Efes, German Doner Kebab and the Half Moon PH (JD Wetherspoon)
- Free of tie lease expiring in May 2039 with a low passing rent of £33,000 per annum

LEASEHOLD ASSIGNMENT**SEEKING PREMIUM OFFERS IN THE REGION OF £25,000**

Subject To Contract – Sole Selling Agent

LONL678

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Location

The property is situated on Globe Road at its junction with Alderney Road, within an area administered by the London Borough of Tower Hamlets. Mile End Road (A11) and Stepney Green Underground Station (Circle & District Lines) are located circa 150 metres to the south of the pub. Globe Road is a historic route connecting Mile End Road (south) to Roman Road (north).

The immediate area is home to various hospitality businesses including Afrikana, Andy's Burgers, German Doner Kebab, the Half Moon (JD Wetherspoon) and Subway.

A location plan is attached.

[Link to Street View](#)

Description

The ground floor and basement of an attractive corner sited, three storey building. Internally, the ground floor comprises an open plan trade area with a central bar server, customer WCs, trade kitchen and storage areas. The basement has usual cellage and storage. There is an external trade terrace / patio to the rear of the property. The tenant has identified a potential opportunity to enlarge the external trade area into an adjoining garage which would require planning permission and negotiation with the landlord to lease the additional space. Floor plans available upon request.

Ground Floor	96.64 sq m (1,040 sq ft)
Basement	Not measured
Terrace/patio	7.75 sq m (83 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 11:00 am until 11:30 pm Monday to Thursday, until midnight on Friday and Saturday and 11:00 am until 10:30 pm on Sunday.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £11,200.

Tenure

Free of tie lease for a term of 15 years expiring in May 2039 with a passing rent of £33,000 per annum. The lease includes fixed rental increases to £36,000 per annum from May 2029 until May 2034 and £39,000 per annum from May 2034 until May 2039. A copy of the lease is available upon request.

EPC

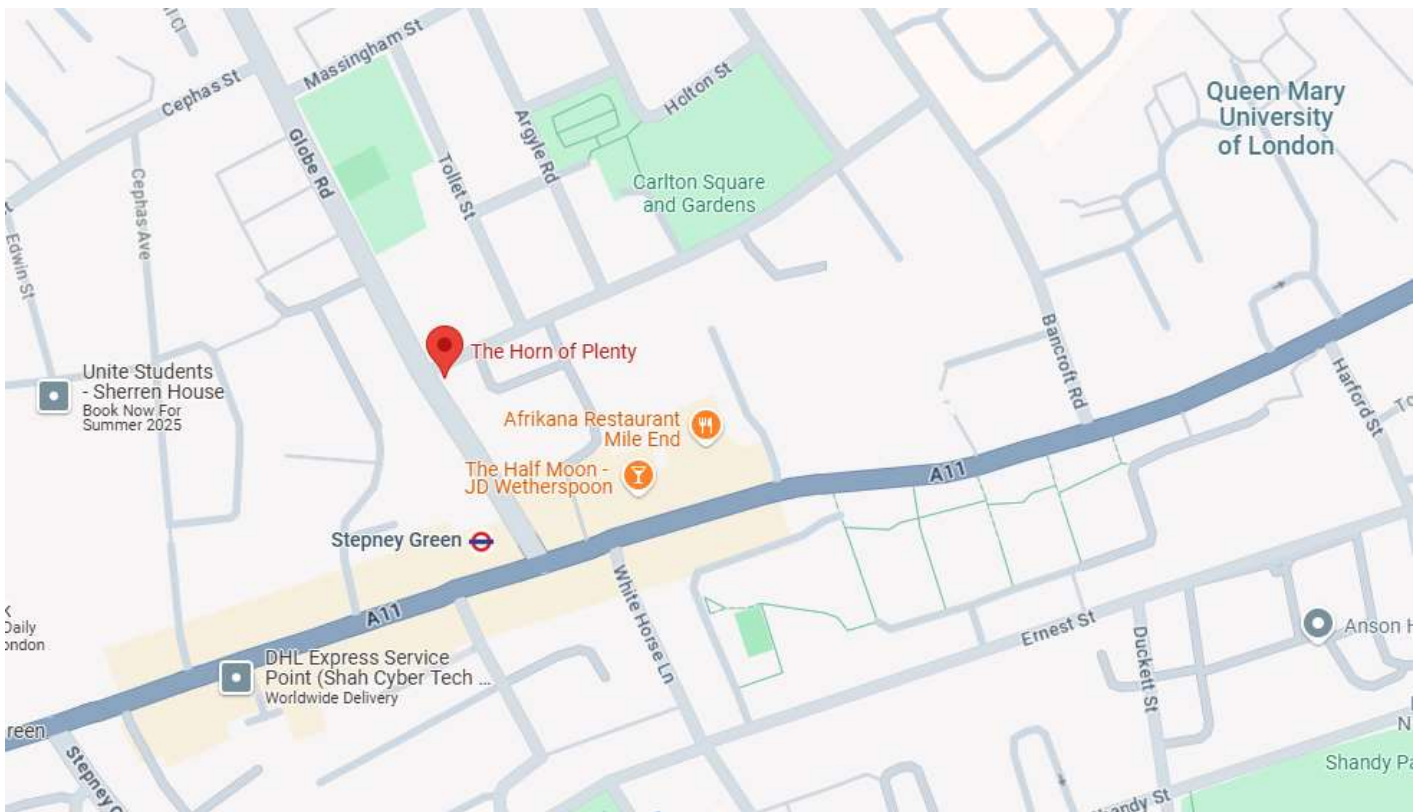
Historic E rating, awaiting updated EPC.

Further Information & Viewings

The staff and customers 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

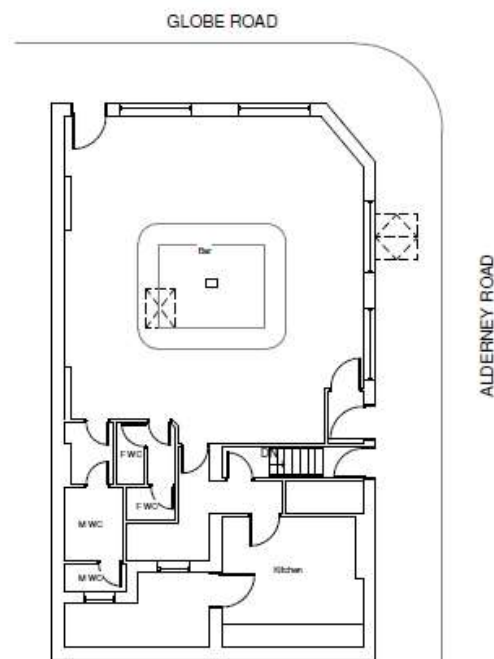


Google Maps. Not to scale - Provided for indicative purposes.

Floor Plans



1
100
Basement Floor Plan
1 : 100 @A3



2
100
Ground Floor Plan
1 : 100 @A3

