

# AG&G

LEASE FOR SALE OR SUB LEASE AVAILABLE

BETHNAL GREEN, E2

agg.uk.com | 020 7836 7826



## SEBRIGHT ARMS, 31-35 COATE STREET, BETHNAL GREEN, LONDON, E2 9AG

- Within close proximity of Hoxton / Shoreditch
- Situated approximately 100 metres west of Mama Shelter London Shoreditch (hotel)
- Passing rent of £175,000 per annum with the free of tie lease expiring in February 2037
- Established live music venue in the basement
- 02:00 am licence Friday and Saturday
- Building footprint approximately 220 sq m (2,376 sq ft)
- Self-contained residential accommodation comprising six rooms
- Potential for additional bedrooms (subject to necessary consents)

LEASE FOR SALE OR SUB-LEASE AVAILABLE – fully fitted and equipped

OFFERS INVITED

SUBJECT TO CONTRACT sole selling rights ([LONL462](#))

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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 Sebright Arms is situated on Coate Street just off Hackney Road, roughly equidistant between Broadway Market (north) and Columbia Road (south west). Shoreditch is a short distance to the south west and Hackney / Dalston is to the north east. Mama Shelter London Shoreditch (hotel) is approximately 100 metres to the east. Other nearby premises include the Birdcage on Columbia Road, the Cat & Mutton on Broadway Market and Sager & Wilde on Hackney Road. The site is approximately 250 metres (0.1 miles) west of Cambridge Heath Railway Station and circa 750 metres (0.5 miles) north west of Bethnal Green Underground Station (Central Line).

A location plan is attached.

## Description

A landmark semi-detached property built on two main storeys above basement. To the west of the property, on Sebright Passage, there is a forecourt trade area. The building has attractive internal detailing. The accommodation can be summarised as follows:

- Basement** Open plan trade area, trade kitchen, male and female WC's. Beer cellar, general storage.
- Ground Floor** Two entrances. Interconnected recently refurbished split level trade areas with single servery. Two sets of male and female WC's.
- First Floor** Self-contained. Six rooms, kitchen / lounge, WC / bathroom.

Using the online Promap measuring service the building footprint is calculated to be: -

<b>Building Footprint</b>	220 sq m (2,376 sq ft)
<b>Site Area</b>	284 sq m (3,059 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

From verbal enquiry of the London Borough of Tower Hamlets, it is understood the property has a Premises Licence permitting the sale of alcohol from 11:00 am until 11:00 pm Monday to Wednesday, 12:00 am Thursday, 02:00 am Friday and Saturday and from 12:00 pm until 11:00 pm Sunday.

## Planning

From enquiry of the London Borough of Tower Hamlets, it has been ascertained that the property is not Listed but does lie within the Hackney Road Conservation Area.

**Internal Photo**

Ground floor trade area

**Rating Assessment**

The property is listed in the April 2017 as a public house and premises with a rateable value of £33,000.

**Tenure**

Free of tie leasehold with a passing rent of £175,000 per annum, expiring in February 2037. The next rent review is scheduled for February 2027. A copy of the lease is available upon request.

**Trade**

The premises is currently operated as a traditional pub with a particular focus on live entertainment in the basement. A frequently changing range of real ales and ciders are available. Further information on the venue is available here: <http://sebrightarms.com/>

**Basis of Sale**

Offers are invited for the benefit of the subsisting lease or a new sub-lease. Subject to Contract.

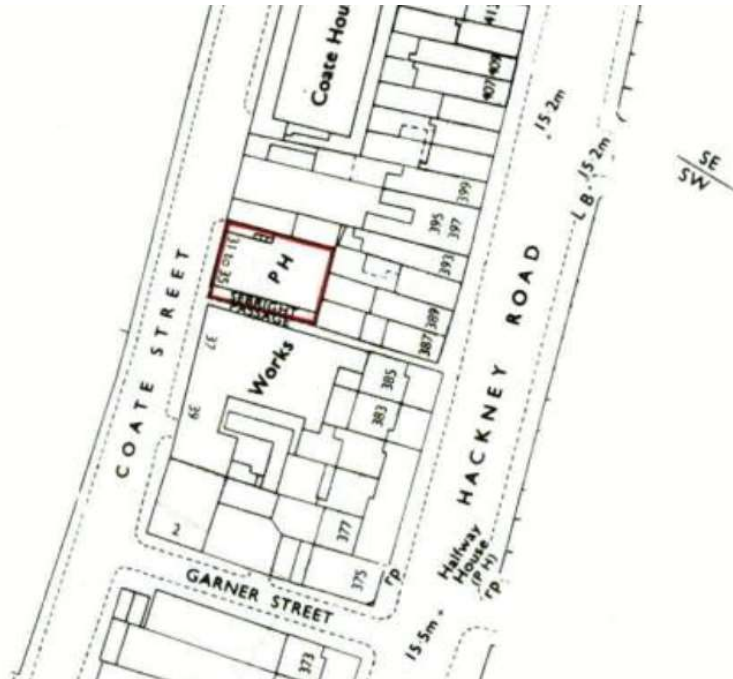
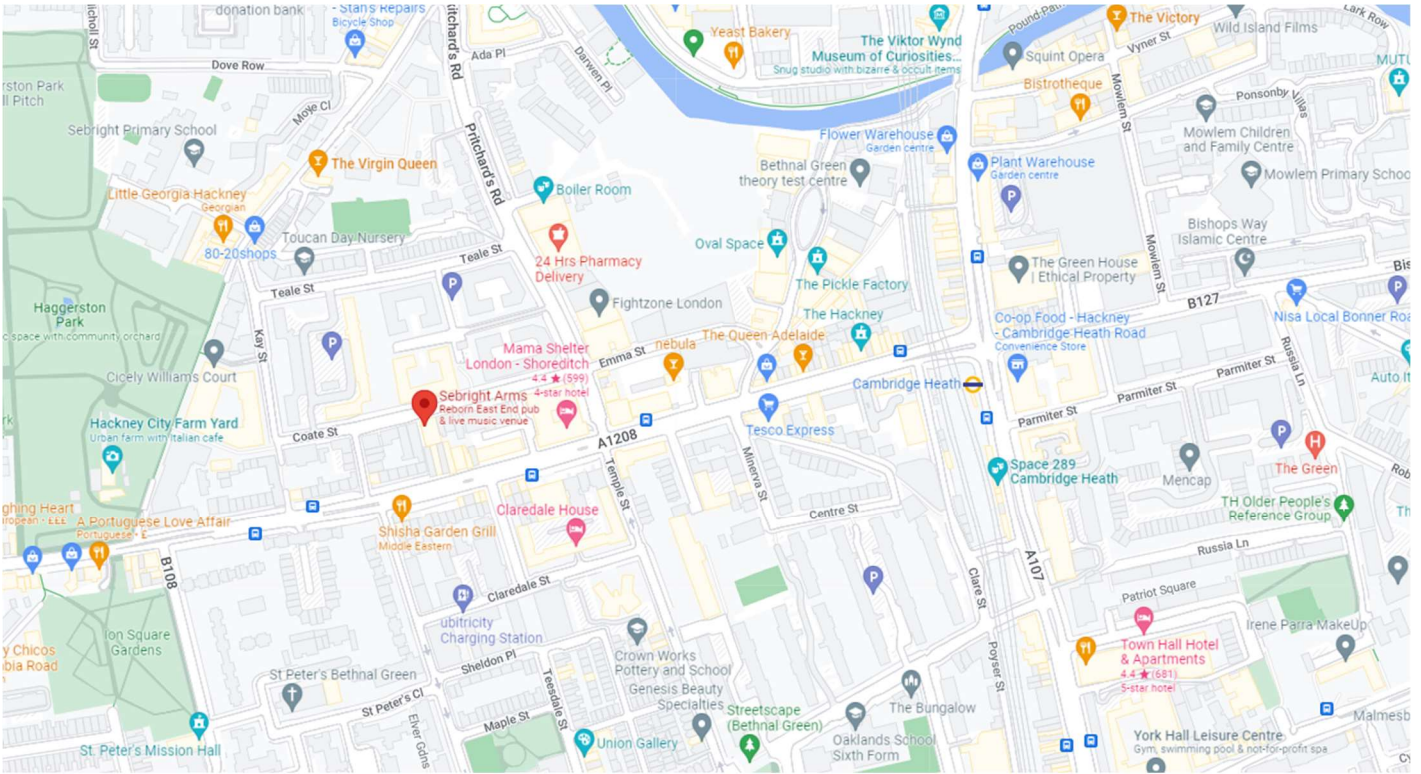
**Viewing**

Neither staff nor customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information, please contact Michael Penfold of the sole selling agents on 07894 210 853 or [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)

## EPC

An EPC report has been commissioned and will be made available upon request.



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