

FREE OF TIE PUB TO LET – BETHNAL GREEN, E2**SEBRIGHT ARMS, 31-35 COATE STREET, BETHNAL GREEN, LONDON, E2 9AG**

- Within close proximity of Shoreditch (west) and Bethnal Green (east)
- Situated approximately 400 metres west of Cambridge Heath Railway Station
- Ground floor pub with 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 four bedrooms

NEW SUB-LEASE AVAILABLE – fully fitted and equipped
RENTAL OFFERS INVITED

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

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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 west and Hackney / Dalston is to the north east. Nearby premises include the Birdcage on Columbia Road, the Cat & Mutton on Broadway Market and the Marksman on Hackney Road. The site is approximately 400 metres west of Cambridge Heath Railway Station and circa 750 metres 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: -

Building Footprint	220 sq m (2,376 sq ft)
Site Area	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 2026 as a public house and premises with a rateable value of £32,500.

Tenure

Rental offers are invited for a new sub-lease until head lease expiry in February 2037. Subject to Contract.

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.

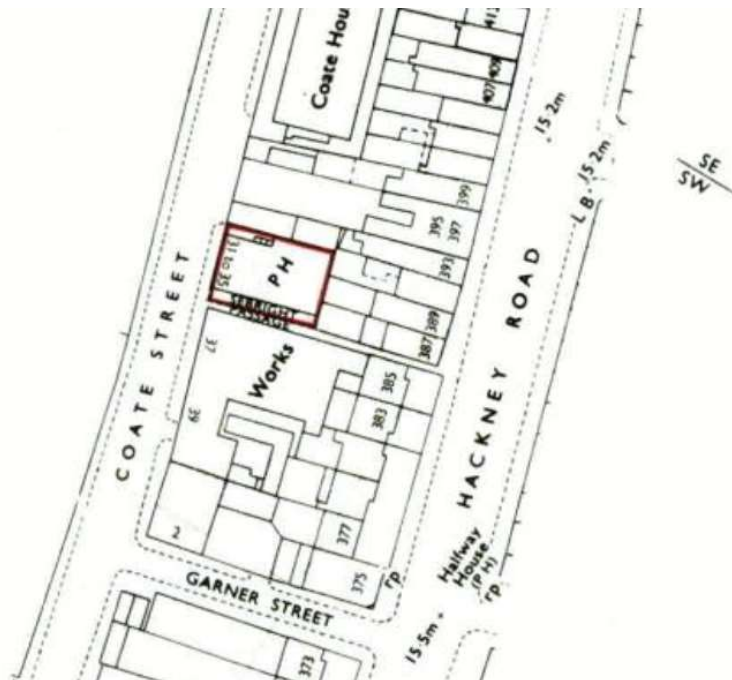
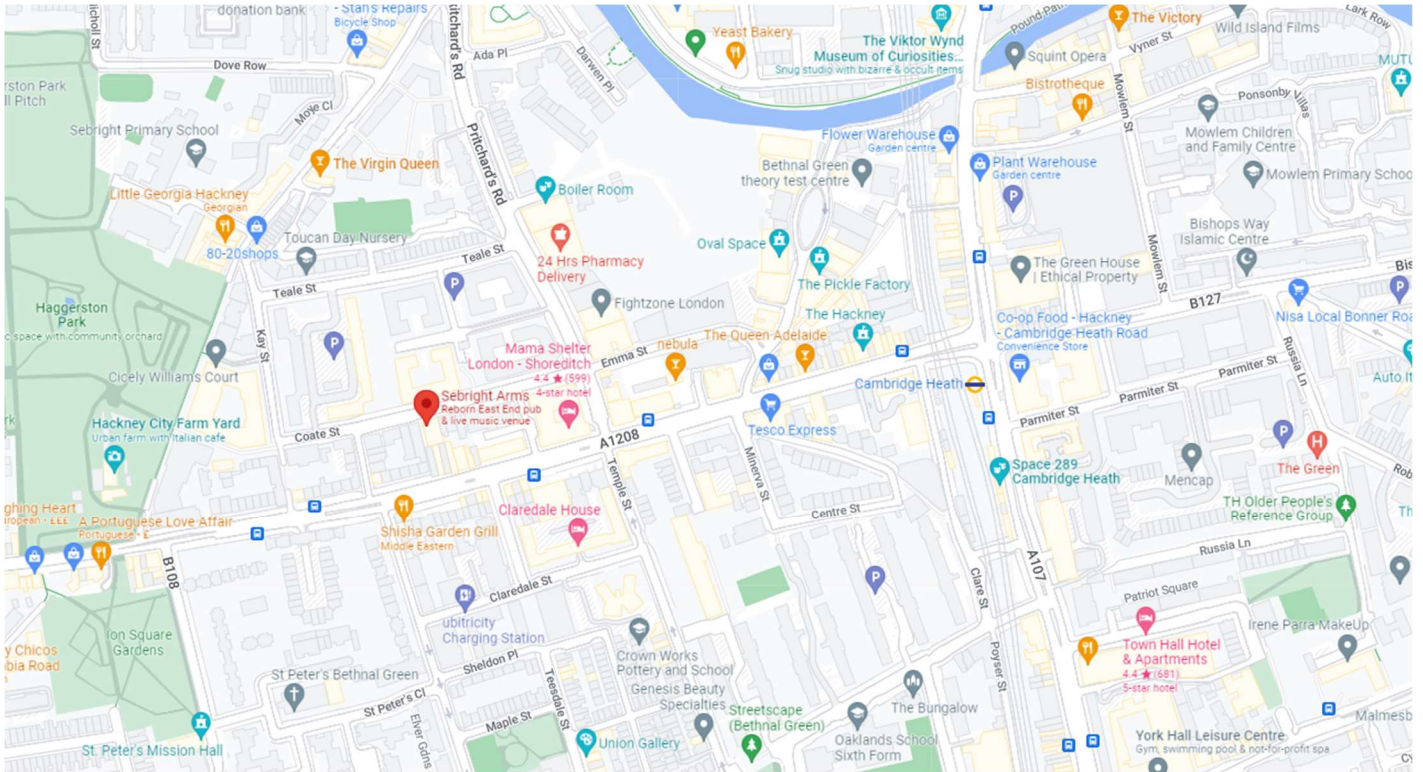
Viewing

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

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.