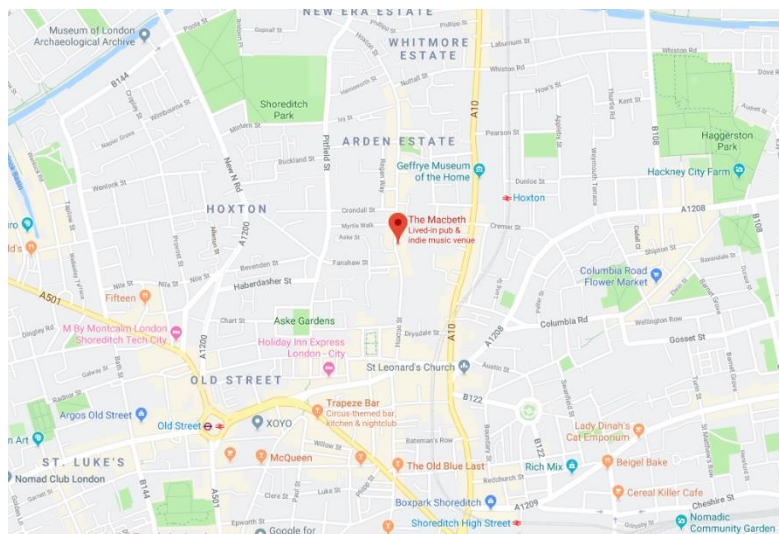




The Macbeth, 70 Hoxton Street, Hackney, London N1 6LP

Summary

- Three Storey Building
- Free of Tie Lease
- 12 Year Term Remaining
- Rent: £60,000 Per Annum
- Licenced until 2.00am Friday to Sunday



Viewing is strictly by prior appointment with sole agents
Davis Coffe Lyons: dcl.co.uk

Leasehold: Premium Offers Invited

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk



Location

The property is located on Hoxton Street in Shoreditch. The property has the benefit of good transport links with Hoxton Station 0.4 miles east of the property, Old Street Station 0.5 miles south west of the property and Shoreditch High Street Station 0.6 miles south of the property. The surrounding occupiers include residential dwellings, retailers and other licenced operators. [Google Street View](#)



Price

Premium offers invited in excess of £160,000.

Licence

The Premises Licence permits the sale of alcohol from:

Monday to Thursday	7.00am to 1.00am
Friday to Sunday	7.00am to 2.00am

Description

The property is a three-storey building of brick construction under a pitched tiled roof. The ground floor comprises of an open plan trade area, with a single bar servery. The first floor comprises of a bar area, trade kitchen and customer WC's. To the second floor is a function room/trade area, customer WC and managers office. The basement provides cellarge and storage. The top floor comprises a very spacious 2 bedroom flat, separate shower and two separate toilets, let at a rent of £25,000 per annum. The first floor comprises 1 double studio flat rented at £1,100 per month, 1 single studio flat rented at £700 per month and a single room rented at £500 per month.



Tenure

Leasehold. The property has a lease term of 19 years remaining as of September 2023. The rent passing is £60,000 per annum. The property is Free of Tie.



Business Rates

The property is listed in the VOA business rates list as having a rateable value of £4,383 with effect from 1st April 2023.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.