

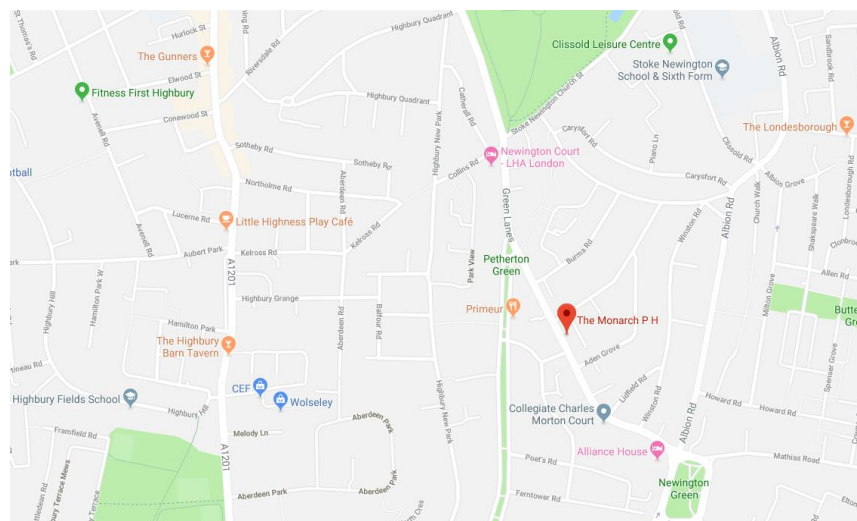


The BeBop Pub, 68-70 Green Lanes, Stoke Newington, London, N16 9EJ

Summary

- Ground floor and basement lock-up with self-contained office space
- Free of tie lease
- Passing rent: £40,000 pa
- Licensed until 1.30am on Friday and Saturday

Premium: £100,000



Viewing is strictly by prior appointment with sole agents
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Location

The property is in Stoke Newington in North East London. The property is located on a prominent corner position fronting Green Lanes and Aden Grove. The surrounding occupiers include other licenced operators, secondary retail and residential dwellings. The property has the benefit of good transport links with Cannonbury Railway Station 600 metres south west and Highbury & Islington Underground Station is 0.9 miles south west of the property.

[Google Street View](#)



The Property

The unit occupies the ground floor and basement of a three-storey building of brick construction under a pitched tiled roof. The ground floor forms the open plan trade area, which is served by an 'L' shape bar servery. To the rear of the servery is a small trade kitchen and customer WC's. The basement provides cellarage, storage and self-contained offices.

Floor Areas

The ground floor gross internal area is approximately 1,130 sq ft (105 sq m).

Tenure

Leasehold.

The property has a free of tie lease term of 20 years from October 2017. The rent passing is £40,000 per annum.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £5,400 with effect from 1 April 2017.

Price

Premium: £100,000.

Licence

The Premises Licence permits the sale of alcohol from:

Sunday to Thursday	10.00am to 01.00am
Friday to Saturday	10.00am to 01.30am



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.