

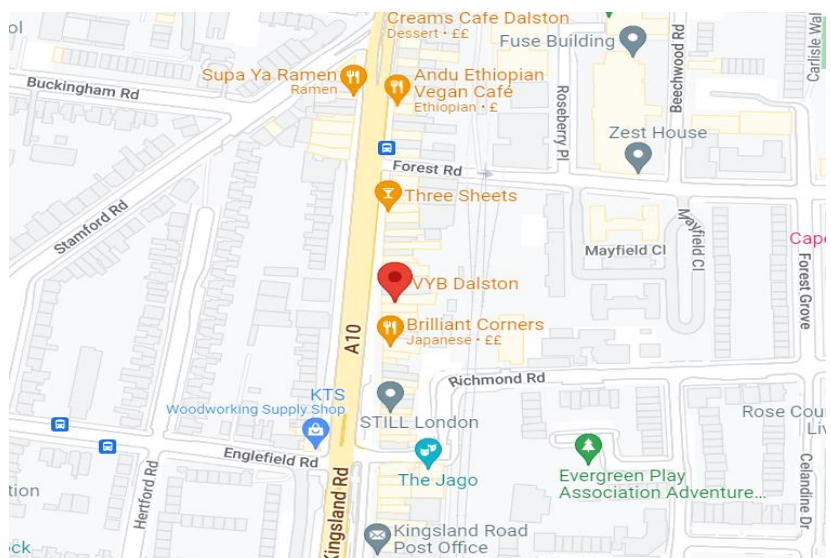


Madame Pigg, 480 Kingsland Road, Haggerston, London E8 4AE

Summary

- Ground Floor Only
- Lease expiry in 2026 – Landlord will extend the lease
- A4 Use
- Outside space

Leasehold: Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons:

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Location

The property is situated on Kingsland Road. The property has the benefit of good transport links with Dalston Junction 0.2 miles and Dalston Kingsland located 0.4 miles north of the property.

To the south of the property Haggerston Station is 0.3 miles away. Local operators include Duke of York, Duchess of Dalston, Chic n Sours, The Haggerston Pub, Brilliant Corners, Three Sheets, Beer & Burger and Pamela.

For a better understanding of the location, please review [Google Street View](#).

Approximate gross internal area on the ground floor is 197sq m / 2,120sq ft.



Property

The premises are arranged over the ground floor and is fully fitted throughout. Comprising of a fully fitted bar and kitchen which caters for 40 covers.

Ancillary accommodation comprises of a store room and customer WCs. To the rear of this trade area is a garden area for approximately 70 covers and to the front is seating for 10 covers.

Tenure

The property is held on a 10 year sub-lease from October 2016 at a rent of £55,000 per annum.

Premium

Premium offers invited.

Planning

The property currently has A4/Sui Generis planning consent.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £17,500.

Licensing

The premises licence permits the sale of alcohol from

Monday to Sunday	10:00am to 11:00pm
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EPC

An EPC will be provided upon request.

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.

Viewing

All viewings should be arranged through sole agents, Davis Coffey Lyons.

