



**DAVIS  
COFFER  
LYONS**

**FREE OF TIE PUBLIC HOUSE  
EAST LONDON, E2**



**The Carpenters Arms, 73 Cheshire Street, London E2 6EG**

## Summary

- Free of Tie
- Self-contained Flat
- Enclosed Beer Garden
- Close to Brick Lane

**Premium: £175,000**



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Paul Tallentyre**  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

### Location

The property is located in East London fronting Cheshire Street, a street connecting Bethnal Green and Shoreditch High Street. The property is located on a prominent corner position fronting Cheshire Street and St Matthew's Row.

The surrounding occupiers include residential dwellings, retailers and offices. The property has the benefit of good transport links with Bethnal Green 0.7 miles east and Shoreditch High Street Station is 0.4 miles west of the property.

[Google Street View](#)



### The Property

The property is a three storey building of brick construction. The ground floor comprises of the main trade area served by a single bar servery. Ancillary accommodation comprises of customer WC's and a Trade Kitchen. To the basement is cellarage and stores. The first floor comprises of a self-contained flat.

### Trading Information

The business currently trades at approximately £14,000 per week.

### Business Rates

The property is listed in the VOA business rates list as having a rateable value of £47,400 with effect from 1st April 2017.

### Licensing

The Premises Licence permits the sale of alcohol from:

Monday to Thursday	11.00am to 23.30pm
Friday to Saturday	10.00am to 01.30am
Sunday	12.00pm to 23.30pm

### Tenure

Leasehold: £78,000

Our client is offering a 10 year fully repairing and insuring free of tie lease on standard commercial terms.

### 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.

### Viewings

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