

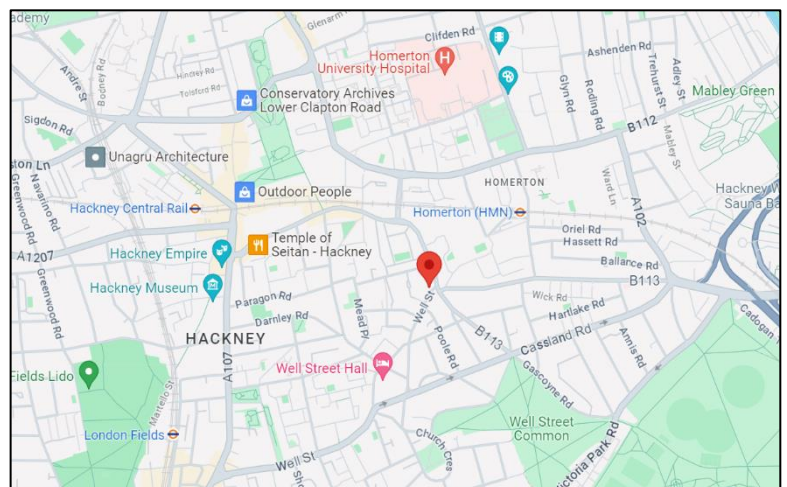


Hackney Event Space, 271 Well Street, Hackney, London E9 6RG

## Summary

- Ground Floor Only
- Free of Tie
- Prominent Corner Position
- Assignment of the Existing Lease
- Rent - £12,000 per annum
- 12:30 Licence Friday and Saturday

**Premium: Offers Invited**



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

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

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





**Location**

The property is located on a prominent corner site, fronting Well Street and Morning Lane (B113) in Hackney. The property has the benefit of good transport links with Homerton Station 0.3 miles north east of the property, London Fields Station 0.8 miles south west of the property, Hackney Central Station 0.6 miles north west of the property and Hackney Wick Station 1 mile east of the property. The surrounding occupiers include residential dwellings, other licensed operators, and retailers.

[Google Street View](#)



**Description**

The property is a two-storey building of brick construction under a flat roof. The ground floor comprises of a trade area for 55 covers served by a single bar servery. Ancillary accommodation consists of male, female and disabled WC's, a cold room and a back of house kitchen area (no extraction). To the front of the property is pavement seating for circa 20 covers.

**Tenure**

Leasehold assignment



**Terms**

The property is held by a way of a 15 years from 28th April 2009 expiring 28th April 2024, at a current rent of £12,000 per annum subject to three yearly rent reviews. The lease is contracted inside the Landlord and Tenant Act 1954.

Our client has confirmed that the landlord has agreed to a new 25-year lease at a rent of £20,000 per annum, subject to five yearly rent reviews.

**Price**

Offers invited

**Planning**

The premises has the benefit of Sui Generis Use.

**Rateable Value**

The current rateable value is £20,750.

**Premises Licence**

The property has the following sale of alcohol hours:

Monday to Thursday	10.00 to 23.30
Friday to Saturday	10.00 to 00.30
Sunday	10.00 to 22.30



**Fixtures and Fittings**

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price.

**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.

**Viewings**

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

