

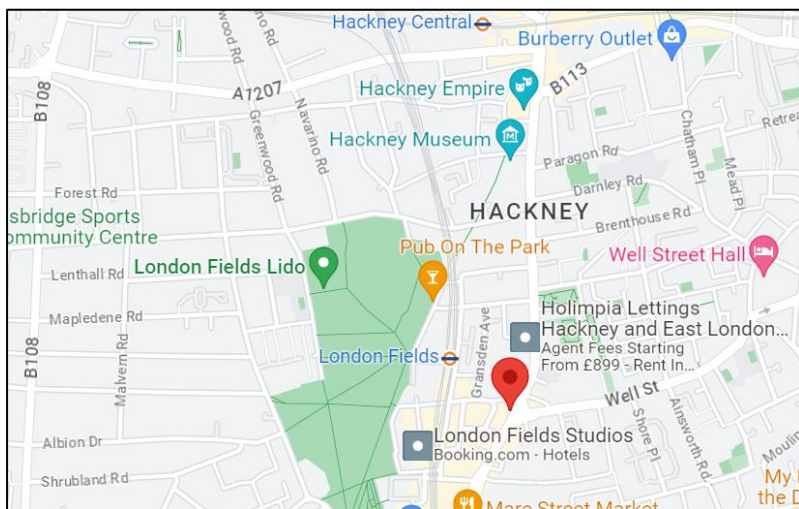


Deep Cuts, 171 Mare Street, London E8 3RH

Summary

- Ground and basement premises
- Lease assignment
- Rent - £30,000 per annum
- Fitted to a high standard
- 12.30 sale of alcohol premise licence

Premium Offers Invited



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

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

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020 7299 0740
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Location

The premises are located in a prime position on Mare Street, Hackney, being clearly visible from all angles along the busy high street location.

[Google Street View](#)

The Property

The premises occupy the ground floor and basement of a three-storey building of brick construction. The ground floor comprises of an open plan trade area served by a large single bar servery for approximately 40 covers. Ancillary accommodation at this level consist of a trade kitchen and Customer and Disabled WCs.

The basement comprises of an additional trading area. Ancillary accommodation consists of storage and an office.

Floor Areas

The accommodation comprises the following areas:-

Floor	Sq m	Sq m
Ground	102.19	1,100
Basement	37.16	400
Total	139.35	1,500

Tenure

Leasehold Assignment

Terms

An assignment of the existing 15-year lease expiring in December 2027 at a rent of £30,000 per annum, subject to five yearly rent reviews. The lease is contracted inside the Landlord & Tenant Act 1954.

Premium

Offers Invited

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £23,000 as of the 2023 Listing.

Licensing

The Premises Licence permits the sale of alcohol from:

Sunday to Thursday	10:00am to 23.30pm
Friday & Saturday	10.00am-00.30am

Planning

The property has E Class Use.

Any planning enquiries please contact Hackney Council.

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 Coffe Lyons.

