



92, 4 White Post Lane, Schwartz Wharf, Hackney Wick, London E9 5AA

Location

The premises are located on the canal in Hackney Wick, adjacent to the London Stadium and Queen Elizabeth Olympic Park, with Hackney Wick Station situated nearby. The area has seen significant regeneration and development in recent years and provides an eclectic mix of independent businesses, restaurants, cafes and bars/pubs. Nearby operators include Barge East, Crate Brewery, All My Friends, Silo, Inis and numerous other independent operators. For a better understanding of the location please review [Google Maps](#).

Description

The premises are arranged over ground floor only and are fitted as a café and wine bar. The unit benefits from a large outside seating area, fronting the canal.

The gross internal areas are as follows:

Ground Floor	108.4 sq m	1,167 sq ft
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Term

The premises are available by way of new lease for a term to be agreed.

Rent

Rental offers in excess of £50,000 per annum exclusive.

Planning/ Licencing

The premises benefit from E Class Use. The premises benefit from a premises licence allowing the sale of alcohol at the following times:

Monday to Thursday	11.00am to 23.00pm
Friday	11.00am to 00.00
Saturday	11.00am to 01.00am
Sunday	11.00am to 22.00pm

Business Rates

The current rateable value of the premises is £26,000 (April 2023 to present).

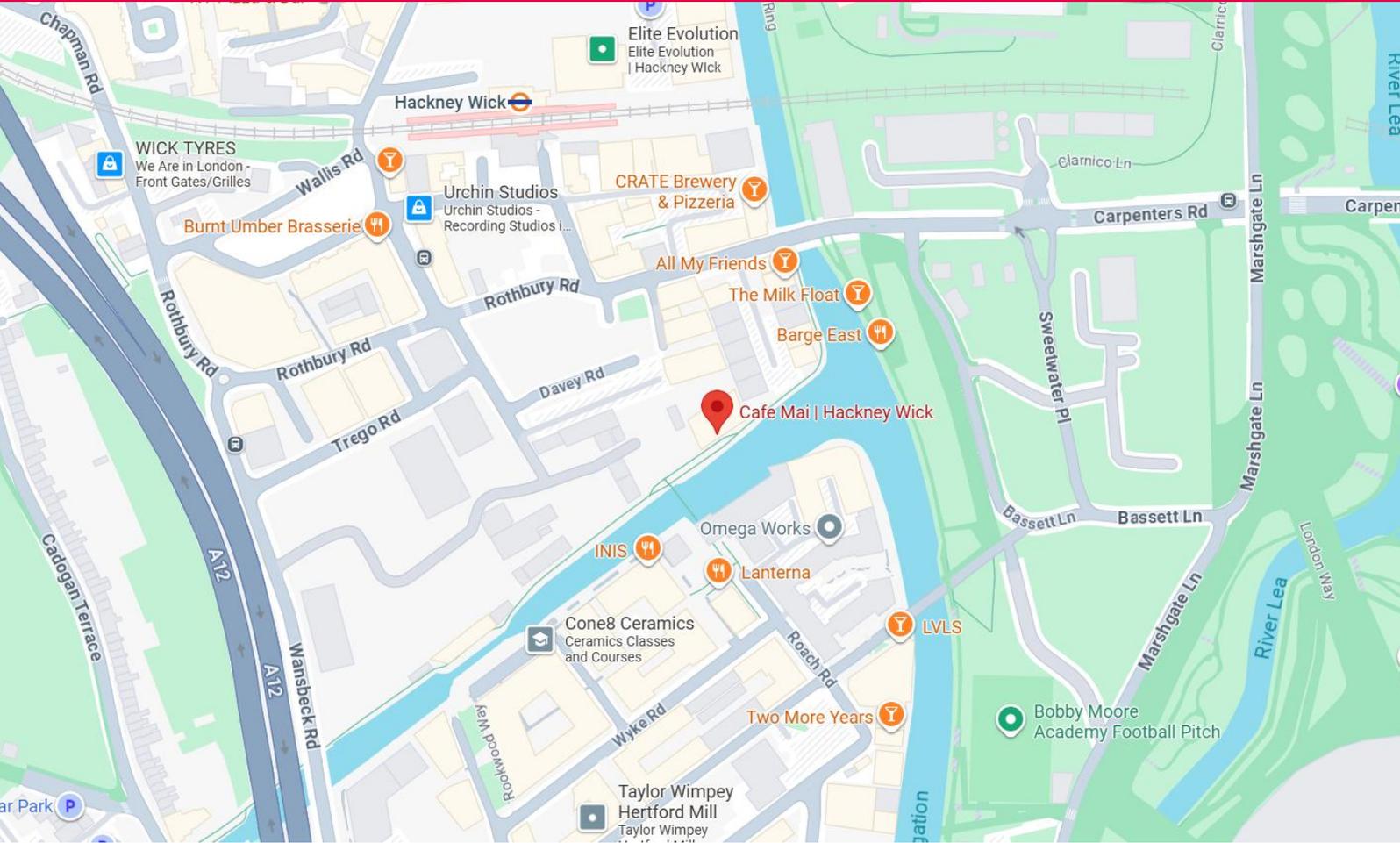
Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

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

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