



**DAVIS
COFFER
LYONS**

**NEW LEASE AVAILABLE
RESTAURANT / BAR TO LET
DALSTON, N16**

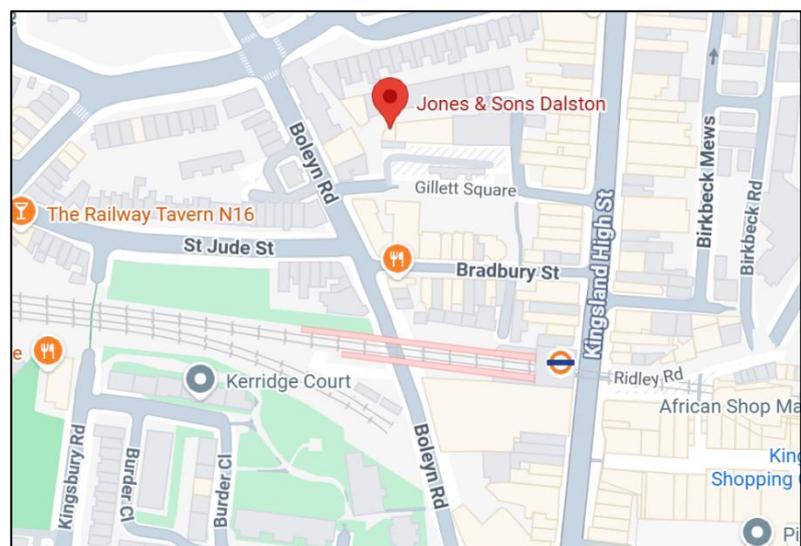


Jones & Sons Dalston, Stamford Works, 3 Gillett Street, London N16 8JH

Summary

- New Lease Available
- Ground Floor
- Outside Area
- Prime Location with Excellent Transport Links

Rental offers invited



Viewing is strictly by prior appointment with sole agents
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Location

Stamford Works is located in Dalston, adjacent to Dalston Kingsland Station in Gillett Square. The property is situated in a development accessed via the square.

Stamford Works is a mixed use development consisting of 23 commercial tenants. It is home to a number of businesses including several offices, music studios, fitness enterprises and cafes. The bar / restaurant available is at the heart of the development.

[Google Street View](#)

Description

The unit is at ground floor level only. The entrance links directly to an open plan restaurant area for circa 40 covers, this is served by a single bar servery to one side and a trade kitchen to the rear. Adjacent to the restaurant area is a function room for approximately 50 covers which is served by a small single bar servery. To the rear of this area is storage. To the front of the unit is an outside covered area.

Tenure

Leasehold.

Terms

A new 15-20 year lease is available, on terms to be agreed.

Rent

Offers Invited.

Planning

The property has the benefit of E Class Use.

Licensing

There is a Premises Licence in place allowing for the sale of alcohol at the following times:

Monday to Thursday	10:00 to 22:45
Friday & Saturday	10:00 to 23:45
Sunday	10:00 to 22:45

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £114,000.

EPC

An EPC is available 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.

Viewings

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

