

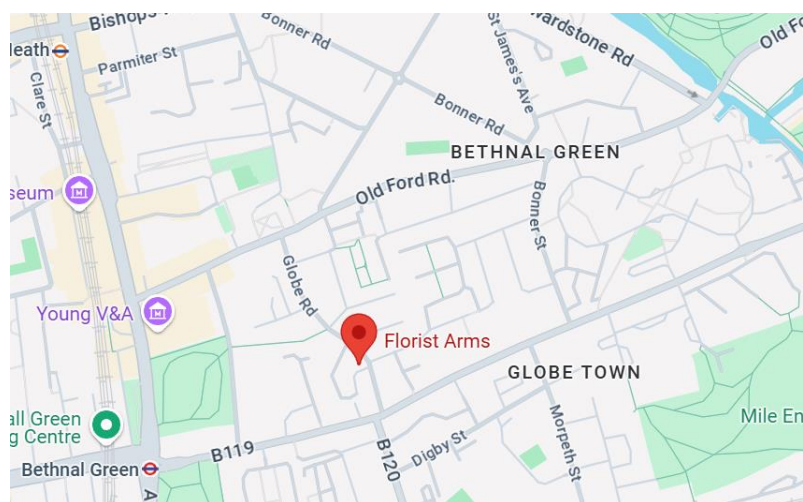


The Florist Arms, 255 Globe Road, Bethnal Green, London E2 0JD

## Summary

- Ground Floor and Basement
- Leasehold Assignment
- New Lease Available
- Free of Tie
- Corner Site

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey 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 in Bethnal Green East London, on the corner of Globe Road and Globe Terrace, which lead to Roman Road (B119) to the south and Old Ford Road (B118) to the north. The property has the benefit of good transport links with, Cambridge Heath Station 0.5 miles north of the property, Stepney Green Station 0.5 miles south of the property and Bethnal Green Station 0.2 miles west of the property. The surrounding occupiers include residential dwellings, retailers, restaurants and other licensed operators.

For a greater understanding of the location please review [Google Street View](#).



### Description

The property is a two storey building of brick construction. The ground floor comprises of a central bar servery which serves approximately 50 covers. Ancillary accommodation at this level is a small kitchen with a pizza oven and customer WC's. The cellage and stores are found at basement level which is accessed from behind the bar. The upper parts are residential dwellings and are not included in the demise.

### Tenure

Leasehold

### Terms

The property is held on the remainder of a 15 year Free of Tie lease from 16th August 2011, expiring on 15th August 2026, at a rent of £36,000 per annum. The landlord is willing to offer a new lease on terms to be agreed.

### Premium

Offers Invited.

### Planning

The premises benefit from Sui Generis Use. The property is located in the Globe Road Conservation Area.

### Business Rates

The property is listed in the VOA business rates list as having a ratable value of £32,400.

### Licensing

The Premises Licence permits the sale of alcohol from

Monday to Saturday	11:00am to 11:00pm
Sundays	12 Noon to 10:30pm

### Fixtures and Fittings

All fixtures and fittings that are located at the property will remain.

### EPC

An EPC has been commission and can be provided 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 the sole agents, Davis Coffery Lyons.

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.

