

FITTED BAR & RESTAURANT FOR SALE – 1,909 FT² / 177 M²



202 BRICK LANE, SHOREDITCH, LONDON, E1 6SA

LOCATION <https://goo.gl/maps/wRTnN51X7bo> The venue is located in the trendy and eclectic Shoreditch / Brick Lane area of East London approximately 80 metres South of Bethnal Green Road and approximately 0.2 miles away from Boxpark Shoreditch which sits next to Shoreditch Overground Station. Liverpool Street Station is around ¾ mile away and provides Central, Circle, Hammersmith & City and Metropolitan Underground services plus mainline services Towards Chelmsford and Southend.

The vicinity is a vibrant mix of both independent and chain operators including Beach Blanket Babylon, Brewdog, Busaba Eathai, Byron, Casa Blue, Costa Coffee, Dirty Bones, Dishoom, Patty & Bun, Pizza East, Pret, The London Cocktail Club & The Old Truman Brewery.

DESCRIPTION The venue is excellently fitted. Laid out over ground floor (50 covers, kitchen, bar & front lounge area) and the basement which houses further seating for 60 covers and another bar. The approximate GIAs are:

Basement	909 ft ² / 84 m ²
Ground	1,009 ft ² / 94 m ²
Total	1,909 ft² / 177 m²

BUSINESS RATES The VOA website advises that the current rateable Value is £37,750 which at 49.3 p in the £ gives rise to rates payable of approximately £18,610 for 2018 / 2019, excluding supplements or any relief.

TENURE The lease is an effective FRI lease for a term of 15 years from 24th June 2016, incorporating 3 yearly rent reviews, at a current current rent of £44,000 per annum exclusive and permits A1, A3 and A4 uses. No rent deposit is held as security.

PREMISES LICENCE Tower Hamlets advises that the property benefits from a Premises Licence that allows the sale of alcohol on and off the premises with a terminal hour of 23:00 Sunday to Thursday and 00:30 on Friday and Saturday. The licence also allows late night refreshment 30 minutes beyond these hours.

PRICE Our clients are seeking offers in the region of £300,000, subject to contract, for 100% of shares in the company that own the lease and the assets of the business including the Premises Licence & trade fixtures & fittings, excluding a small number of personal items. Details upon application.

HOLDING DEPOSIT A holding deposit will be required upon agreement of terms and will buy a period of exclusivity. This deposit will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and price / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

For further information contact Stephen Bagatti on steve@selsian.com / 07594 097 078