

THE DRUM

557-559 LEA BRIDGE ROAD · LONDON · E10 7EQ

FREEHOLD
PUBLIC HOUSE IN AFFLUENT
EAST LONDON SUBURB



CBRE

savills

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- **Freehold**
- **Busy location**
- **Prominent corner position fronting Lea Bridge Road**
- **External trade garden to rear**
- **Potential to reinstate terrace at first floor**
- **Short distance from Walthamstow Central and Leyton Midland Road Stations**

LOCATION

Leyton is a densely populated suburb in East London which is situated approximately 2.7 miles north of Stratford, 2.6 miles west of Wanstead and 1.3 miles south of Walthamstow. The area is well serviced by public transport with Walthamstow and Leyton Midland Road Station providing regular services into central London.

The Drum occupies a prominent corner position at the junction between Stanley Road and Lea Bridge Road (A104) with Leyton Midland Overground Station 800 metres to the south. The surrounding area is predominantly commercial with nearby occupiers including Costa, Iceland, Halifax and KFC.

DESCRIPTION & ACCOMMODATION

The Drum comprises a two storey detached building under a pitched roof. To the rear is an external beer garden laid out to provide seating for approximately 43 customers.

Ground Floor: Trading accommodation with bar servery to the rear with seating on loose tables and chairs.

Basement: Cellar and stores.



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First Floor: The first floor provides customer WC's, trade kitchen, dry store, staff room and office. There is a roof terrace which is currently used for storage.

APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	157	1,689
Basement	Ancillary	40	428
First	Ancillary	90	964
Total		287	3,081

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2017 Rateable Value - £56,600

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



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