

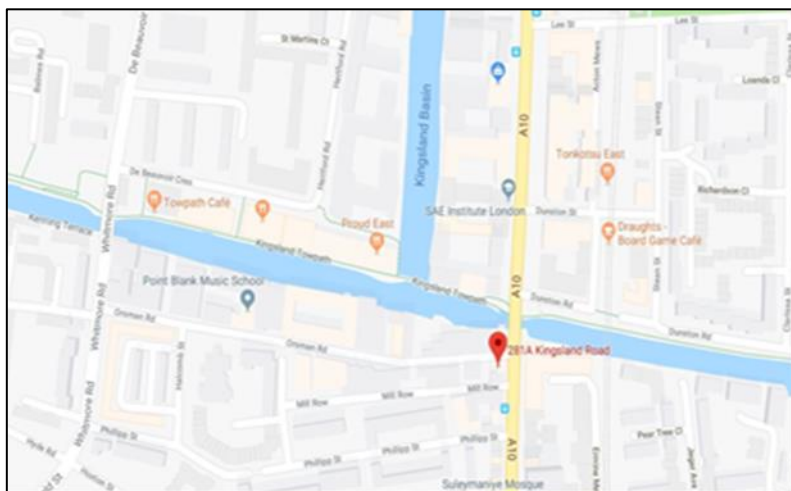


281 Kingsland Road, London E2 8AS

## Summary

- Substantial freehold for sale
- Planning for five flats
- Prominent corner position
- Close to Haggerston and Hoxton Stations
- Ground and basement let for 20 years with passing rent of £90,000 per annum
- Potential full vacant possession

**Offers in the region of £2.5 million**



Viewing is strictly by prior appointment with sole agents  
Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

**Paul Tallentyre**  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

**Location**

Kingsland Road is located within Hackney in North-East London. Kingsland Road forms part of the A10 which runs from its junction with Old Street and Hackney Road in the north to the junction with Balls Pond Road and Dalston Lane in the south. Hoxton lies to the west, Haggerston to the east and Shoreditch and the City of London are to the south. The subject property is within 350m of Haggerston overground station (zone 2) which links to Highbury & Islington station providing access to the London underground. Nearby occupiers include residential estate agents, retailers, licensed operators and the SAE Institute.

[Google Street View](#)

**The Property**

The bar servery runs alongside one side of the room. A staircase from the side of the ground floor bar leads to the nightclub at basement level. At one end is the bar servery. At the opposite end there is a DJ booth for the club. The approximate sizes are as follows:

Ground	1,235 sq ft	114.76 sq m
Basement	1,279 sq ft	118.80 sq m
First Floor	548 sq ft	50.89 sq m
Second Floor	555 sq ft	51.56 sq m
<b>Total</b>	<b>3,617 sq ft</b>	<b>336.01 sq m</b>

A viewing of the property is highly recommended to appreciate its desirable location.

**Business Rates**

The property is listed in the VOA business rates list as having a rateable value of £56,500.

**Licensing**

The Premises Licence permits the sale of alcohol from:

Monday to Thursday	12:00pm to 12:00am
Friday to Saturday	12:00pm to 3.00am
Sunday	12:00pm to 12:00am

**Price**

Offers in the region of £2.5 million.

**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.

On the instructions of the Joint Fixed Charge Receivers

