



Free of Tie Lease
Dalston, N16

MARQUIS OF LANSDOWNE, 48 STOKE NEWINGTON ROAD, LONDON, N16 7XJ

- Imposing corner property
- Ground floor and basement premises fronting Stoke Newington Road
- Gross internal area approximately 3,345 sq ft (311 sq m)
- Licensed until 01:40 am Friday and Saturday
- Nearby occupiers include BrewDog, Rudie's and the Red Hand
- New 15 year free of tie lease available

AVAILABLE AS A NEW LEASE – fully fitted and equipped

RENTAL OFFERS IN EXCESS OF £90,000

PREMIUM OFFERS IN EXCESS OF £100,000

SUBJECT TO CONTRACT – sole letting agents

LONL495

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Location

The property is situated within the London Borough of Hackney, fronting Stoke Newington Road at its junction with Arcola Street. Hackney is within walking distance to the east and Stoke Newington is a short distance north. Dalston Kingsland Railway Station is circa 470 metres south of the property. Nearby occupiers include Nando's, Voodoo Ray's, BrewDog and the Red Hand.

A location plan is enclosed.

Description

The premises comprise the ground floor and basement of a four-storey building. The accommodation is summarised as follows: -

Ground Floor-	An open plan trade area with bar servery, customer WCs and storage areas.
Basement-	Bar area / dance floor, bar servery, customer WC, cellar and storage areas.

A set of floor plans are enclosed (PDF available upon request).

The property has the following gross internal areas:

Ground Floor:	1,645 sq ft (153 sq m)
Basement:	1,700 sq ft (158 sq m)
Gross Internal Area:	3,345 sq ft (311 sq m)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the London Borough of Hackney it has been established that the property has a Premises Licence permitting the sale of alcohol from 10:00 am until 12:40 am Monday to Thursday, until 1:40 am on Friday and Saturday and 12:00 pm until 11:40 pm on Sunday.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £13,100.

Tenure

The ground floor and basement of the building is offered by way of a new 15-year lease on a free of tie basis. Lease terms to be negotiated. It is anticipated the lease will include five yearly upward only rent reviews to the higher of open market rent or annually compounded reviews, based upon the Retail Price Index (RPI) capped at 4% and collared at 1%. The landlord is seeking rental offers in excess of £90,000 per annum and premium offers in excess of £100,000, subject to contract.

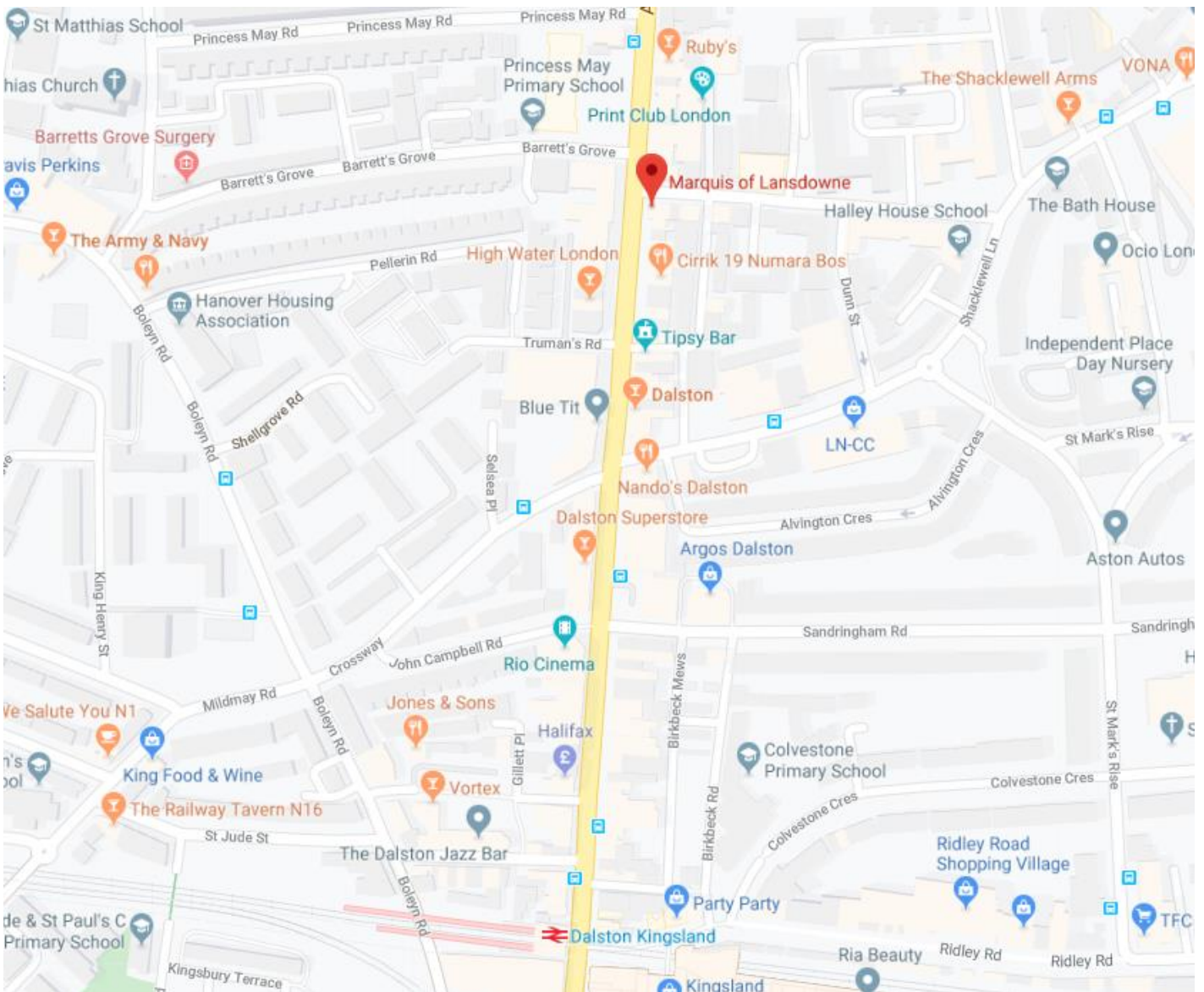
Further Information & Viewing

This is a strictly confidential marketing project. The staff and management are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

Please initially visit the premises on a discreet customer basis. For further information, please contact Michael Penfold of the sole selling agents on 020 7836 7826 or michael.penfold@agg.uk.com

EPC

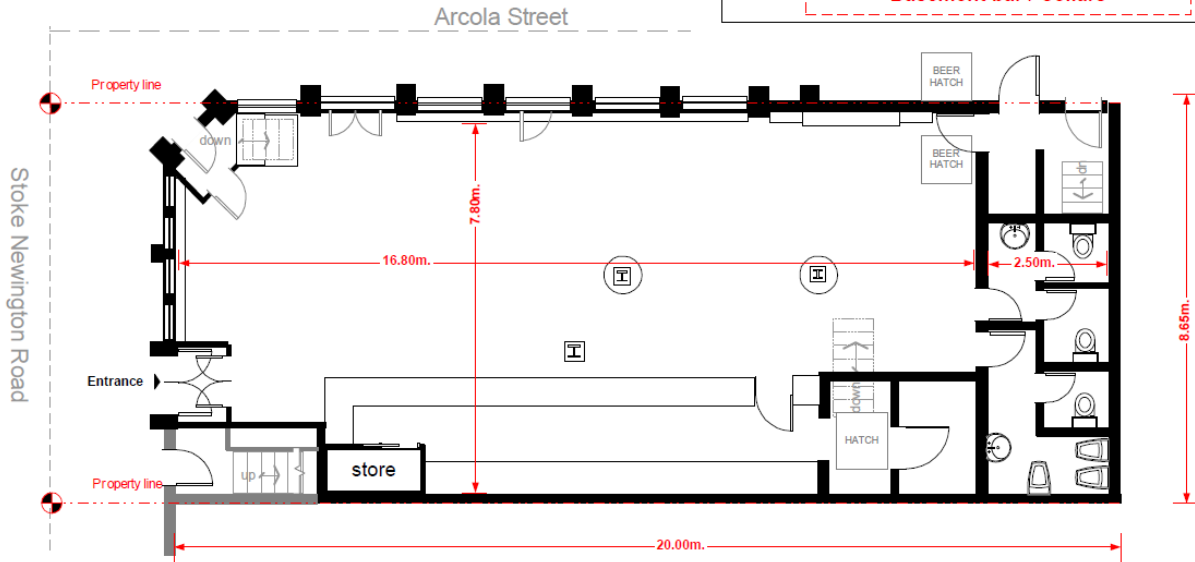
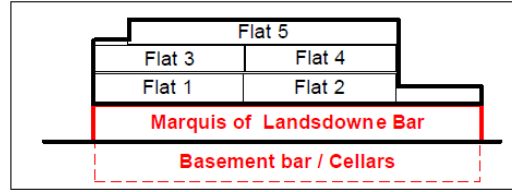
Available upon request.



Google Maps. Not to scale - Provided for indicative purposes

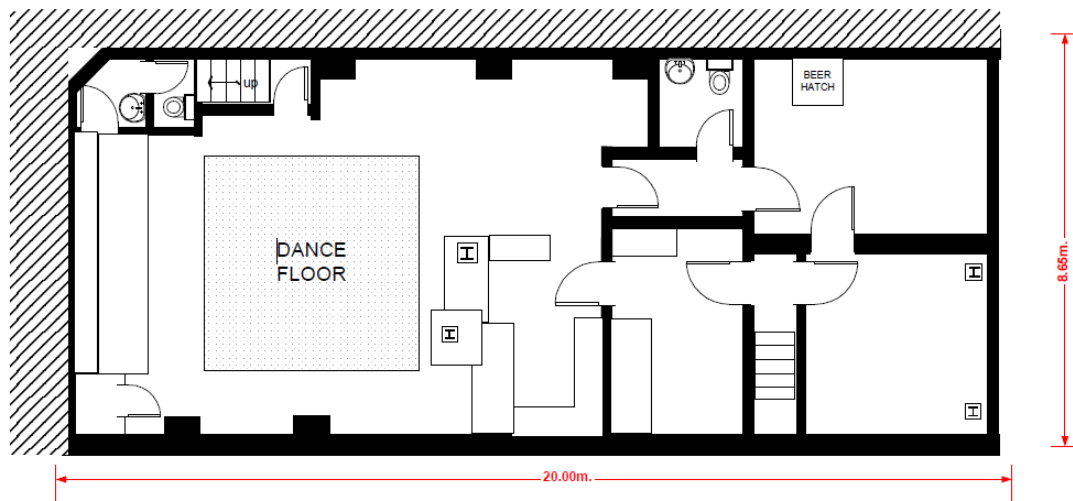
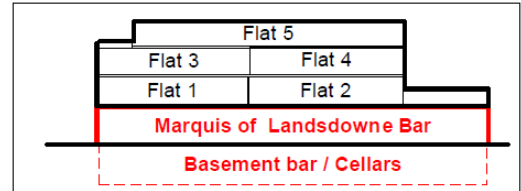
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Commercial Property
 Gross area: 311 sq.m. / 3345 sq.ft.



Ground Floor
 153 sq.m. / 1645 sq.ft.

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Basement
 158 sq.m. / 1700 sq.ft.