



TO LET

**The Albion Pub, 36
Lauriston Road, London,
E9 7EU**

2,992 sq ft

Prime East London
former pub without tie



Description

The site is broadly rectangular shaped extending to approximately 0.07 acres (0.028 hectares), with primary frontage onto Lauriston Road.

Location

Located in the heart of East London this former pub is arranged over the basement, ground and first floors with some interesting original features. The former pub benefits from its proximity to London Fields and Victoria Park. Lauriston Road is a predominately residential road but has a number of commercial, leisure and community facilities nearby.

The surrounding area is characterized by two to three storey terraced housing, however, opposite the site lies the St John of Jerusalem Church and next door is the Hampden Chapel.

The site is well connected, with London Fields Overground Station approximately 0.6 miles to the West and Homerton 0.5 miles to the North. The 277/N277 bus route stops on Lauriston Road, providing services towards Crossharbour and Dalston Junction.

Key points

- Situated in close proximity to Well Street, Victoria Park and London Fields Overground Station
- Prime East London location
- Original features
- Opposite St John of Jerusalem Church
- Site area of 0.07 acres (0.028 hectares)
- Well-presented
- Close to transport links
- Former pub

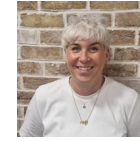




Rents, Rates & Charges

Lease	
Rent	Rent on application
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	B (39)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

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