



**Murray Commercial**  
Property Consultants

## Lease For Sale - Bar/Restaurant

**The Hoxton Seven**  
**66-68**  
**Great Eastern Street**  
**London**  
**EC2A 3JT**

- Free of Tie Lease with Landlord and Tenant rights expiring June 2033
- Shoreditch Location
- External customer seating to the front
- Licensed to Midnight Monday until Saturday



## LOCATION

The subject property is situated on Great Eastern at the junction of Garden Walk. The location supports a wide mix of commercial, retail and leisure occupiers.

Old Street Underground Station is just a 5 minute walk to the West, providing access to mainline rail and the Northern Line. Shoreditch High Street and Liverpool Street Stations lie a 10 and 12 minute walk respectively to the South providing an Overground connection and access to the Elizabeth line.



## DESCRIPTION

A distinctive corner end of terrace unit over basement and ground floors which forms part of a much larger building. Floor plans available upon request.

## LICENCE

A premises licence prevails. The main licensable activities being the Sale of retail of alcohol for consumption on and off the premises. The Premises is licensed until Midnight Monday

- Saturday and 23:30 on Sunday. A copy of the Premises Licence is available on request.

## BUSINESS RATES

The property is listed within the current (2023) Rating List as a Restaurant and Premises with a Rateable Value of £119,000

## TERMS

The seller is offering the assignment of a two full repairing and insuring lease. The leases

are both for a term of 25 years from June 2008 thus with some 10 years remaining at a current combined rent of £175,000 per annum. The leases are granted within the security of tenure provisions of Part 2 of the Landlord and Tenant Act 1954 (As Amended)

## PREMIUM

The seller requires a premium for the benefit of the lease and their goodwill. Price on application.



## FLOOR AREA (Net Internal Areas)

Ground Floor:	101.16 sq m	1088.58 sq ft
Lower Ground Floor Trading Area:	100.94 sq m.	1086.22 sq ft
Basement :	73.79 sq m.	794.05 sq ft
Total:	275.49 sq m.	2964.55 sq ft



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:  
James Bacon  
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