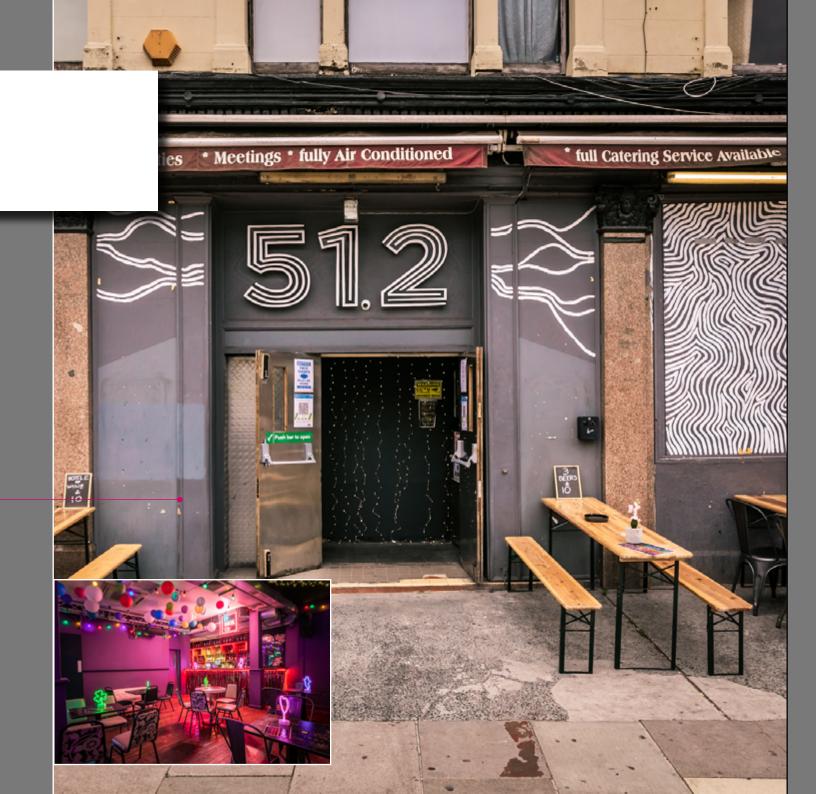


# To Let Ground Floor and Basement

512 Kingsland Road London, E8 4AE

# Pub/Bar

- VAT Free
- 6am Premises Licence
- New Free of Tie Lease
- Close Proximity to
   Dalston Junction and
   Dalston Kingsland Stations.
- 100% Rates exemption for majority of qualifying businesses

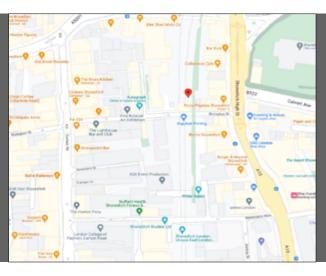




## **LOCATION**

The property is situated on the east side of Kingsland Road (A10), at its junction with Forest Road. Dalston Junction Overground Station is some 230 metres to the north and Dalston Kingsland Overground station is some 460 metres to the north.

Shops and amenities are provided along Kingsland Road (A10). London Fields and Victoria Park are both close by.



#### **DESCRIPTION**

Originally The Lamb, this Hackney pub dates from the early 19th century, and by the 1980s was known as a place for live jazz. Now Bar 512, it's a club/bar with a large wooden dancefloor and a full programme of club nights on weekends. Forming part of a larger building there is the potential for outside seating.

## **LICENCE**

A premises licence prevails. The main licensable activities being:

Sale by retail of alcohol for consumption on and off the premises:

Monday - Thursday 11:00 - 02:00

Friday - Sunday 11:00 - 06:00

## **BUSINESS RATES**

The property is in an area administered by Hackney Council. The VOA website shows the property has a Rateable Value of £10,500.

## **TERMS**

A New Effectively Full Repairing and Insuring lease is available the terms of which are negotiable.

#### RENT

A New Lease is available at a rent of £125,000 per annum.

### **PREMIUM**

Our clients are seeking a premium of £100,000 for the benefit of the goodwill and fixture and fittings.





#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

James Bacon

Mob: 07501 598 981

Email: james@murraycommercial.co.uk

# **FLOOR AREA**

Ground Floor: 133.3 sq m 1435 sq ft Basement: 142.9 sq m 1538 sq ft Total: 276.2 sq m 2973 sq ft

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