

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.



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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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
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