



Murray Commercial
Property Consultants

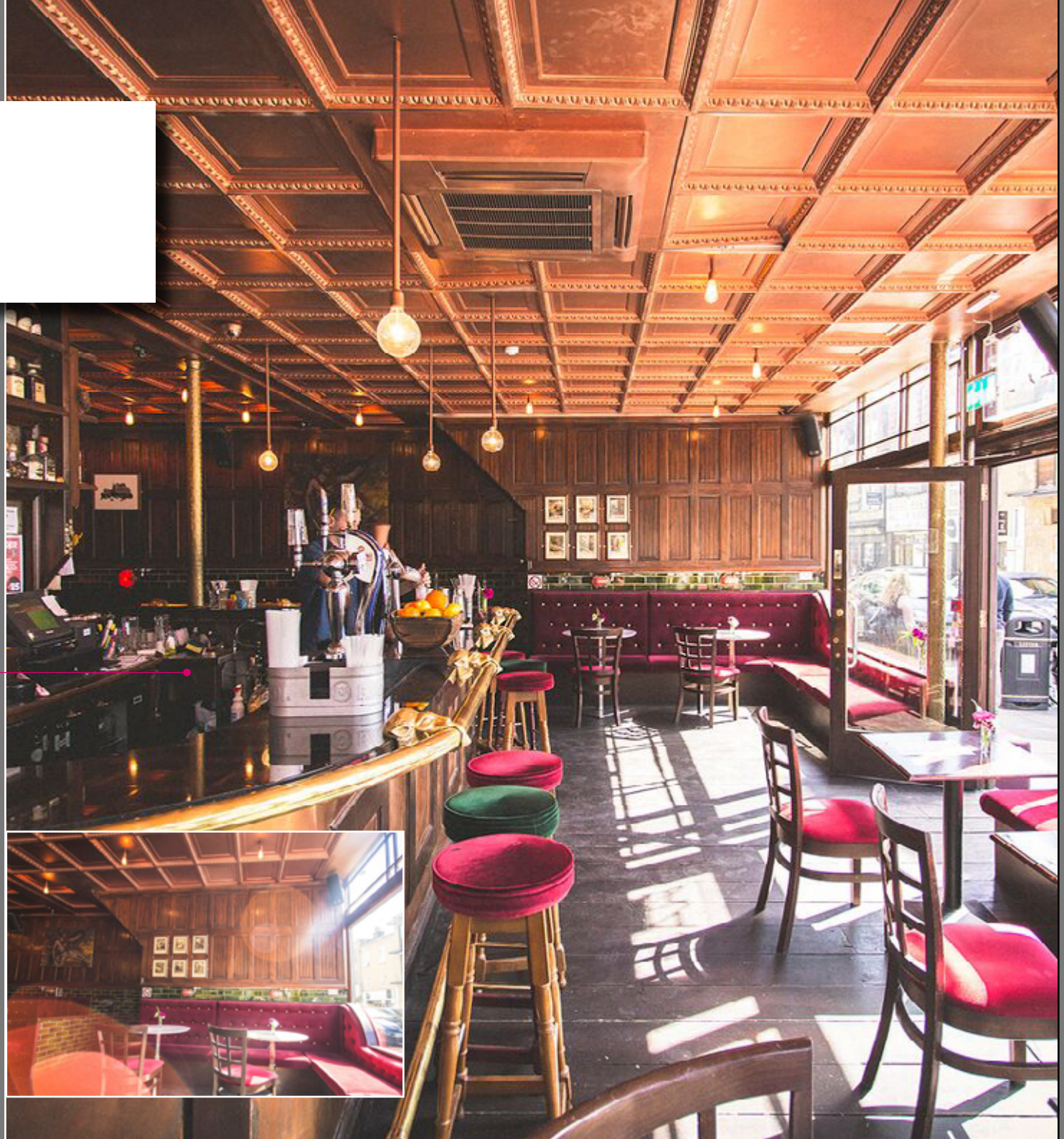
Bar For Sale (Lease Assignment)

Ground Floor and Basement

**120 Bethnal Green Road
London E2 6DG**

Bar

- Free of Tie Lease
- VAT Free
- Close Proximity to Shoreditch High Street and Old Street Stations.
- 02:30 licence
- Located At the Junction With Brick Lane
- Prominent Corner Frontage
- Lease comes With Landlord and Tenant Rights





LOCATION

On the North East corner of Brick Lane sits Casa Blue. The property is located at the junction of Bethnal Green Road and directly opposite Redchurch Street. The property is surrounded by a mix of retail and leisure in this vibrant trendy neighbourhood.



DESCRIPTION

The property forms part of a larger end of terrace building. The property benefits from a dual aspect frontage. Casa Blue has been revamped to create a more Nouveau Classic look by combining dark woods, copper ceilings and deep red booths, with a splash of neon and modern classic cocktails.

LICENCE

A Premises Licence prevails. The main licensable activities being:

Sale by Retail of alcohol for

consumption and off the premises.

13:00 - 00:30 Sunday - Thursday
13:00 - 02:30 Friday - Saturday

BUSINESS RATES

The property is an area administered by The London Borough of Tower Hamlets. The VOA website shows the current rateable value is £38,750 giving rise to rates payable of approximately £4,900 for qualifying businesses. The rates payable incorporates the Retail, Hospitality and Leisure Relief Scheme.

TERMS

The seller is assigning their full repairing and insuring lease which is for a term of 10 years, with a review at Year 5 and expires in February 2032. The current rent is £75,000 per annum rising to £85,000 per annum in February 2024.

PREMIUM

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

FLOOR AREA

Ground Floor:	105.70 sq m	1138 sq ft
Basement:	59.87 sq m	644 sq ft
Total:	165.57 sq m	1782 sq ft



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
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