

Murray Commercial
Property Consultants

Faulkners Restaurant With 1.30am Licence

**424-426 Kingsland Road
London E8 4AA**

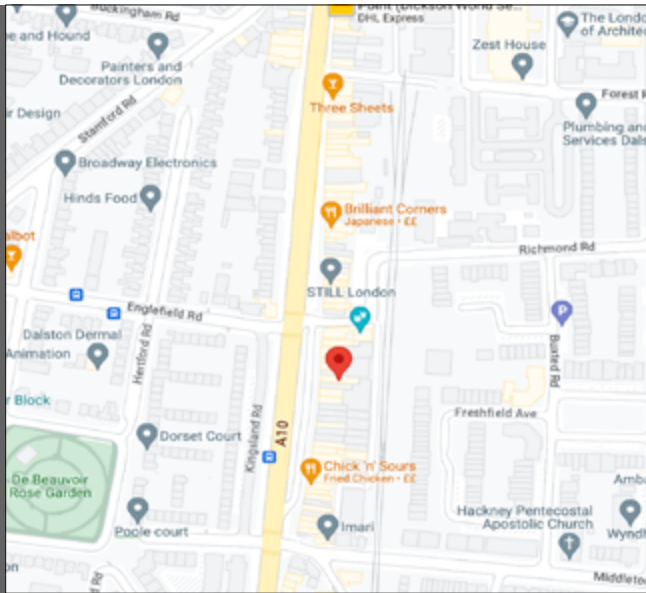
- Free of Tie Lease
- VAT Free
- Close Proximity to Dalston Junction, Dalston Kingsland and Haggerston Stations.
- 1.30am Premises Licence
- Exceptionally low business rates
- 10 Year Lease That Comes With Landlord and Tenant Rights
- Double Shop Unit with Outside Seating
- Trading Since 1980



**Voted 5th Best
Fish & Chip Restaurant In London
By Time Out Magazine in 2023**

LOCATION

The property is situated on the East Side of the busy Kingsland Road between the junctions with Richmond Road and Middleton Road. This part of London has seen good growth in terms of property values and socio-economic mix over the recent past, with Hackney being one of London's fastest growing boroughs. In close proximity of the subject property are a number of recent high value and high quality residential developments. The City of London is approximately 1.75 miles directly to the South. Public transport is readily accessible with numerous bus routes serving Kingsland Road with Dalston Junction Station being within reasonable walking distance.



DESCRIPTION

The premises comprises a double shop unit with the Fish & Chip takeaway on one side and the seating area the other which has been refurbished in the last 18 months to an exceptionally high standard. Unusually the property benefits from parking in front on Pay and Display arrangements.

Wednesday 12:00 - 00:30
Thursday 12:00 - 01:30
Friday 12:00 - 01:30
Saturday 12:00 - 01:30
Sunday 12:00 - 00:30

Retail, Hospitality and Leisure Relief Scheme.

TERMS

A New 10 Year Lease with 4 Yearly Upward Only Rent Reviews is available at a rent of £60,000 per annum.

The lease will be within the Security of Tenure Provisions of Part 2 of the Landlord and Tenant Act 1954 (as amended).

LICENCE

A 1:30am Premises Licence prevails. The Licence allows sale by retail of alcohol for consumption on and off the premises.

Monday 12:00 - 00:30
Tuesday 12:00 - 00:30

Note the Premises Licence allows the Property to trade from 08:00 - 01:00 Sunday to Wednesday and 08:00 - 02:00 Thursday - Saturday.

BUSINESS RATES

The property is an area administered by The London Borough of Hackney. The VOA website shows the current rateable value is £32,000 giving rise to rates payable of approximately £4500 per annum for qualifying businesses. The rates payable incorporates the

PREMIUM

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



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
James Bacon
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