

GROUND FLOOR & BASEMENT PUB TO LET WITH 2AM LICENCE HACKNEY



FORMER PRINCE EDWARD PH, 97 WICK ROAD, HACKNEY, E9 5AB

CGI of completed scheme

- Fronts busy road, surrounded by predominantly residential accommodation.
- Circa 150 metres south of Homerton Station (London Overground Line).
- Licenced to sell alcohol until 2:00am on Friday and Saturday.
- Available by way of a new free-of-tie lease, all terms to be negotiated.

STREET VIEW

TO LET

NIL PREMIUM – GUIDE RENT £40,000 PER ANNUM

SUBJECT TO CONTRACT Sole Letting

LonL625

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Location

The property is situated within the London Borough of Hackney approximately 4 ¼ kilometres (2 ½ miles) north east of the city of London (Liverpool Street). It fronts Wick Road (B113) at its junction with Barnabas Road. The surrounding areas comprise predominantly low-medium residential accommodation.

Homerton University Hospital lies circa 500 metres to the north. Hackney Central is approximately 900 metres to the west. The nearest station is Homerton which is situated approximately 150 metres to the north and provides access to the London Overground Line.

A location plan is attached.

Description

The ground floor and basement are currently in shell condition. The landlord is prepared to work with an operator and assist with the fitting out of the unit. It is anticipated that the scheme will be completed in mid-late 2024.

A set of floor plans showing an indicative/proposed layout are attached.

We have been advised that the proposed approximate gross internal areas are as follows:-

Ground Floor	140 sq m (1,506 sq ft)
Basement	109 sq m (1,172 sq ft)
Total	249 sq m (2,678 sq ft)

NB: AG&G have not measured the property and the floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 10:00am until 11:00pm on Monday to Thursday, from 10:00am until 2:00am on Friday and Saturday and from noon until midnight on Sunday.

Rating Assessment

The property has been removed from the rating list on 1st February 2022. It was previously listed as a 'Pub and Premises' with a rateable value of £9,100, with effect from 1st April 2017. The property will be reassessed for business rates purposes post completion of the development.

Basis of Letting

The premises is available to let on a new free-of-tie lease, all terms to be negotiated (VAT will be payable in addition to the rent).

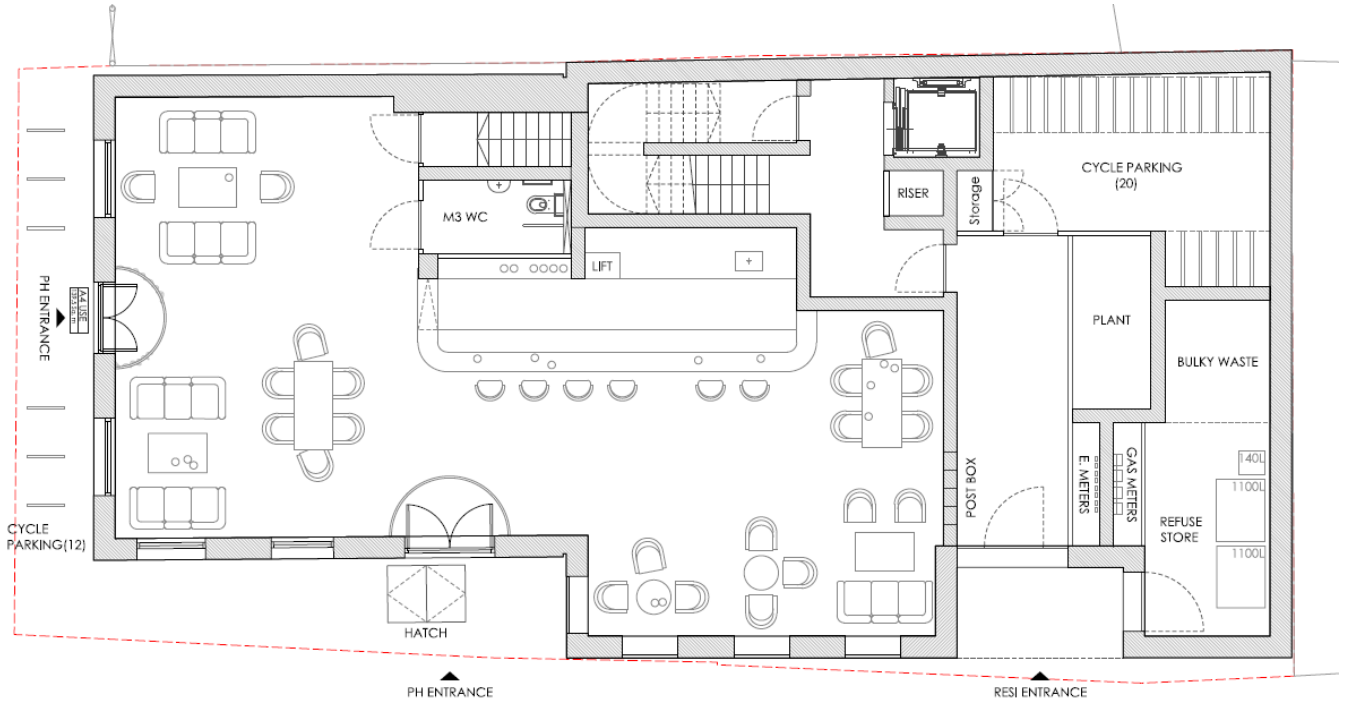
EPC

A The property previously held and an EPC rating of 'D – 77'. The unit will be re-assessed after the development has finished.

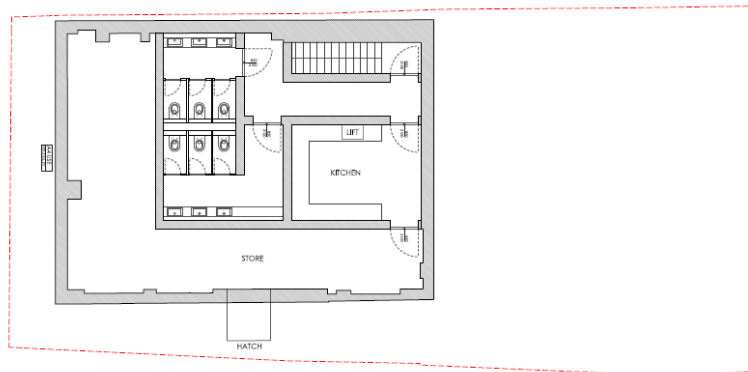
Viewings & Further Information

For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

Floor Plans



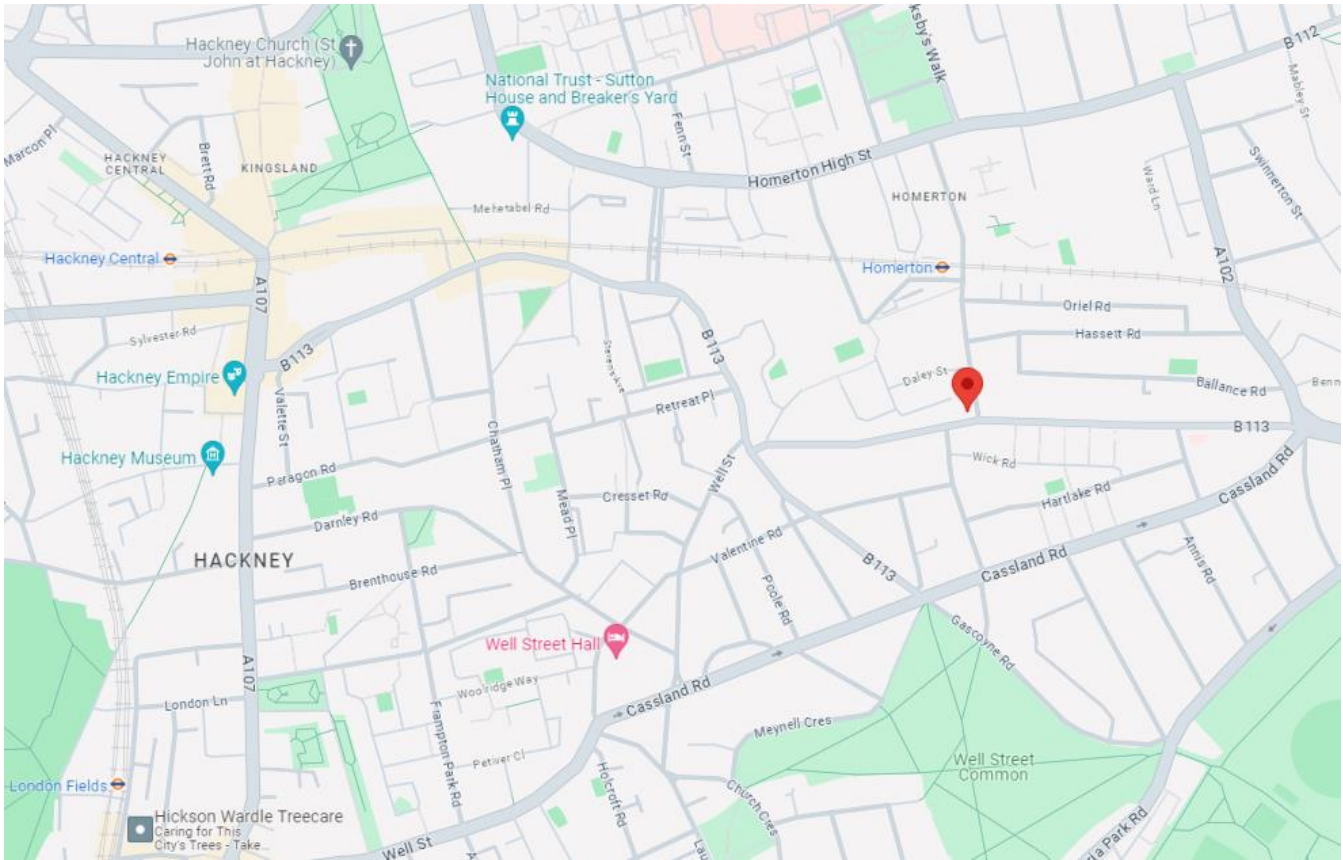
Ground floor



Basement

NB:- Not to scale, layout provided for indicative purposes only.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes.