

NIL PREMIUM: HACKNEY LEASEHOLD PUB FOR SALE**THE BLACK HEN, 181 CLARENCE ROAD, HACKNEY, LONDON, E5 8EE**

- Ground floor and basement of attractive corner period property.
- Popular location near Hackney Downs.
- Trade patio to the front.
- Ground floor and basement trading areas with fully fitted trade kitchen.
- Lease expires in November 2030, circa 6 ½ years unexpired, rent passing £44,000 per annum.

**NIL PREMIUM ASSIGNMENT
SUBJECT TO CONTRACT**

(Sole letting agent)

LONL563

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is located within the London Borough of Hackney on the corner of Clarence Road and Cricketfield Road. The Mermaid lies roughly equidistant between Clapton (north) and Hackney (south) with Hackney Downs a short distance to the west. The local area comprises a mixture of commercial uses interspersed with residential accommodation. The nearest station is Clapton (London Overground Line) which is located approximately 550 metres to the north of the property, providing frequent services to Liverpool Street in an average journey time of just under 15 minutes.

A location plan is enclosed. [Link to Google Street View](#)

Description

The premises comprises the ground floor and basement of a four-storey building. The internal accommodation is summarised as follows: -

Ground Floor:	Open plan trade area fitted with a central bar servery, perimeter seating, disabled customer wc and storage areas.
Basement:	Trade area, trade kitchen, a set of male and female customer wc's, cold beer store and various ancillary storage areas.
Outside:	External trade area to the front.

We are advised that the gross internal area of the ground floor and basement is approximately 1,991 sq ft (185 sq m). A site plan and a set of floor plans are attached.

NB: AG&G have not measured the property and the floor areas set 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

From enquiry of the London Borough of Hackney it has been established that the property has a Premises Licence permitting the sale of alcohol from 10:00 am until 11:45 pm Monday to Saturday and from 12:00 pm until 10:30 pm on Sunday.

Rating Assessment

The property is listed within the current (2023) Rating List as a 'Public House and Premises' with a Rateable Value of £22,000.

The Lease

The lease is dated 3rd November 2023, expiring in 2030. The lease free of all ties, the rent passing is currently £44,000 per annum and benefits from security of tenure. There is a rent review upon the fifth anniversary of the lease.

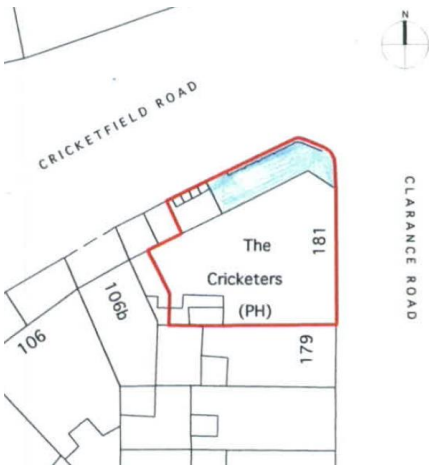
Basis of Sale

Seeking to assign the leasehold interest for nil premium, (subject to obtaining landlord's consents). The landlord will give consideration to varying the lease terms. The in-going party will be required to pay the landlord's costs linked to the transaction.

Further Information & Viewings

Interested parties are encouraged to undertake a 'discreet' customer inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocli on either tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

Site Plan



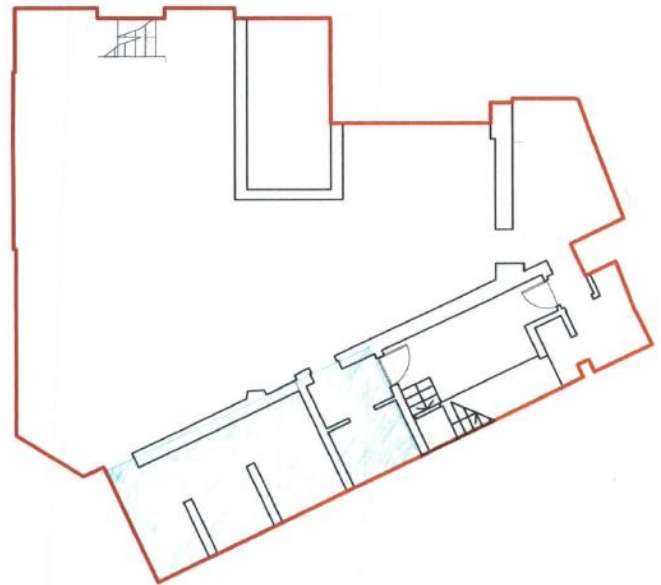
Not to scale - provided for indicative purposes only.

Floor Plans



Ground Floor

Not to scale - provided for indicative purposes only.



Basement

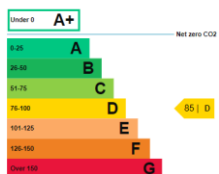
EPC

EPC Rating "D" 85 – extract below.

181 Clarence Road London E5 9FE	Energy rating D
Valid until 19 September 2026	Certificate number 0120-0036-2339-7521-8002

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

