

Fully Fitted London Fields Restaurant For Sale 175 Mare Street, London, E8 3RH



TO LET

| Area: 1,647.00 sqft (153.01 sqm) | Rent PAX: £26,000.00

LOCATION:

The property is located on Mare Street in Hackney, in close proximity to London Fields and within walking distance of the famous Broadway Market. Further down Mare Street to the north on Morning Lane is the new East London fashion hub where tenants include Nike, Burberry, Anya Hindmarch and Pringle.

The area has also grown as a leisure destination in recent years with a number of independent occupiers opening, including Boceto Hackney, Helgi's, The Advisory, Street Kitchen and Patty & Bun.

London Fields Station is less than 5 minutes walk to the east providing easy access to Liverpool Street and the City.

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DESCRIPTION:

The unit comprises a fully fitted out restaurant arranged over ground and lower ground floors with a small rear yard. The property benefits from a premises licence till 12am 7 days a week.

AMENITIES:

- Prominent Mare Street location
- Close proximity to London Fields
- Class A3 planning use
- 12am premises licence
- Fully Fitted
- Lease contracted inside L&T Act 1954

AVAILABILITY:

FLOOR	AREA SQ FT	AREA SQ M
Ground Floor	1,033.00	95.97
Lower Ground Floor	614.00	57.04
TOTAL	1,647.00	153.01

TENURE: The units are available to rent by way of an assignment of the existing lease expiring July 2031. The lease is contracted within the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT PAX: £26,000.00

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: TBC

SERVICE CHARGE: TBC

VAT:

RATES PAYABLE: This is a new development with rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.



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