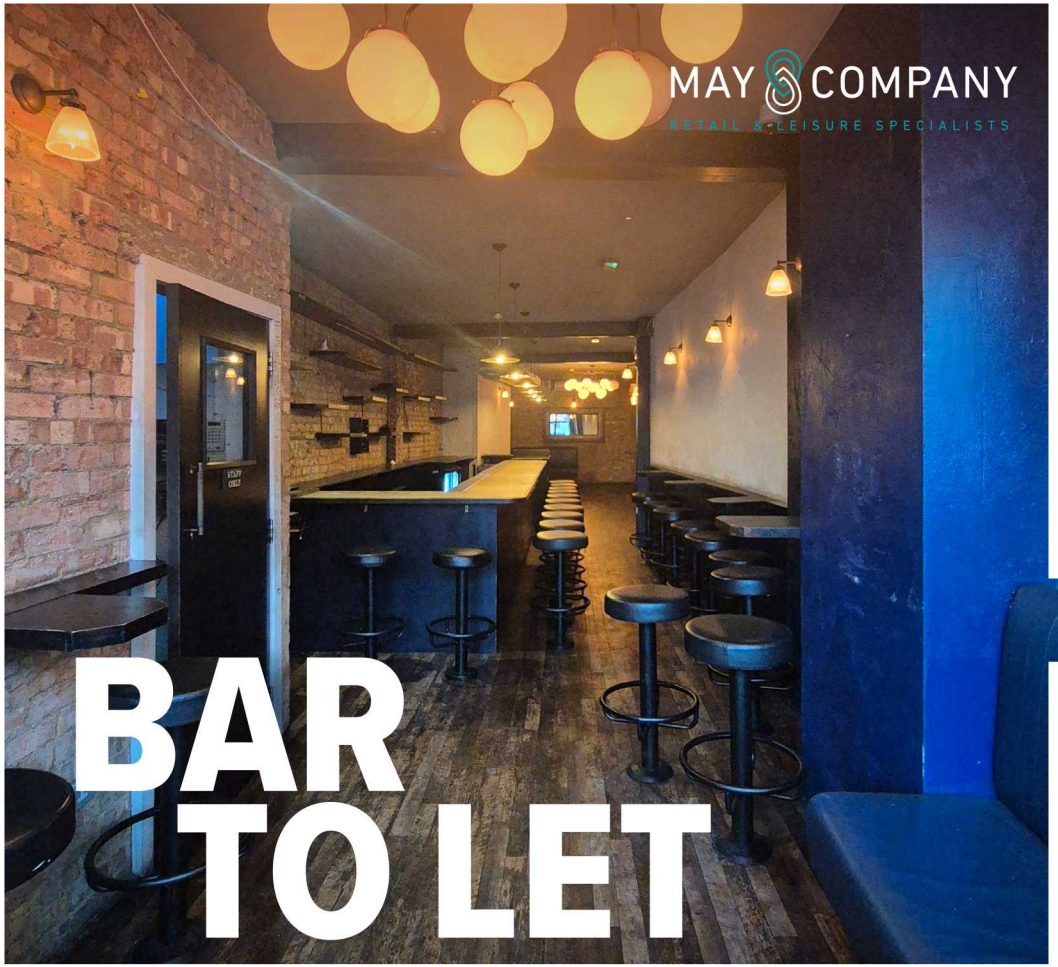


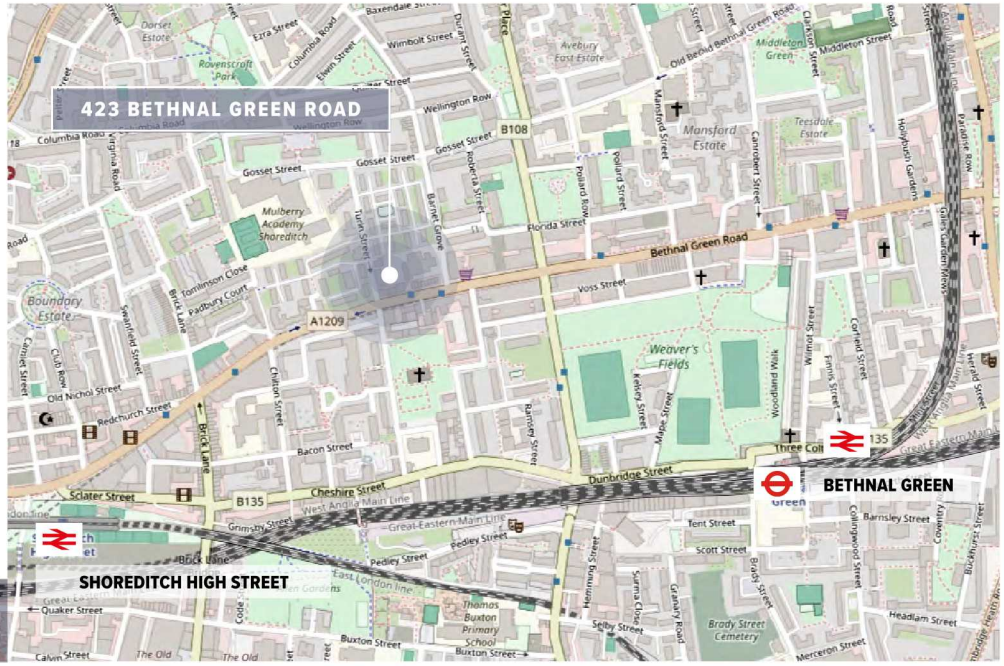


MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

BAR TO LET

423 BETHNAL GREEN ROAD LONDON | E2 0AN

- PRIME LOCATION ON HIGH STREET IN BETHNAL GREEN
- FULLY FITTED BAR WITH KITCHEN AND FULL COOKING EXTRACTION
- READY FOR IMMEDIATE OCCUPATION
- EXISTING PREMISES LICENCE FOR SUI GENERIS USE
- LICENCE PERMITS THE SALE OF ALCOHOL 7 DAYS A WEEK.
- LONG OPENING HOURS FROM 11.00 TO 23.00
- EXTENDED OPENING HOURS FROM 11.00 TO 01.00 ON FRIDAY AND 10.00 TO 01.00 SATURDAY



DESCRIPTION

The property comprises an attractive and characterful bar premises, prominently positioned on Bethnal Green Road, in the heart of East London's vibrant hospitality scene.

Formerly occupied by Coupette, a well-known cocktail bar, the premises offer an exciting opportunity for an incoming operator to establish a new/existing bar concept in this popular and fashionable location.

The property benefits from an attractive period façade with traditional architectural detailing, reflecting its longstanding history as a public house. The former bar accommodation featured an intimate, atmospheric interior incorporating exposed brickwork, a bar counter and a mixture of banquette and formal seating areas. The basement comprises the commercial kitchen and cooking areas, fridges, boiler and storage.

ACCOMMODATION

The accommodation is split over ground floor and lower floor trading kitchen:

Ground:	755 sq ft	TOTAL: 1,249 sq ft
Lower ground:	495 sq ft	

LOCATION

THE PROPERTY IS PROMINENTLY SITUATED ON BETHNAL GREEN ROAD ON THE HIGH STREET, IN THE HEART OF ONE OF EAST LONDON'S MOST VIBRANT AND ESTABLISHED COMMERCIAL LOCATIONS.

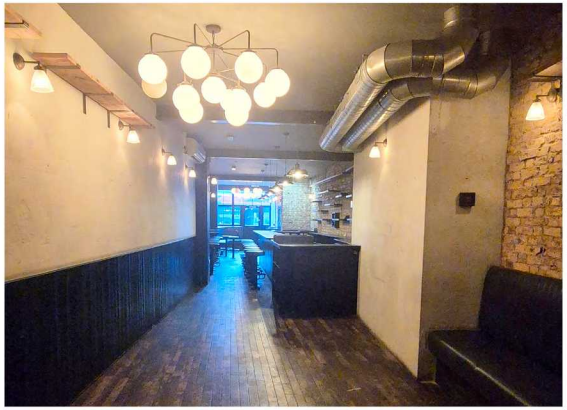
Bethnal Green Road is a busy and well-established thoroughfare, benefiting from a diverse mix of independent retailers, fashionable cafés, restaurants, bars and traditional businesses. The area enjoys strong pedestrian activity, supported by a densely populated residential catchment, the popular Bethnal Green Market and its thriving day-to-evening economy.

The immediate vicinity is home to a number of well-known leisure and hospitality establishments, including E Pellicci, Satan's Whiskers, The Star of Bethnal Green, The Sun Tavern, Bethnal Green Tavern, The Shakespeare. National Retailers in the immediate location include Iceland, McDonald's, Specsavers and Tesco express.

The property benefits from excellent transport connections, with Bethnal Green Underground Station (Central Line) approximately five minutes' walk away, providing convenient access to Liverpool Street, the City and the West End.

Bethnal Green Overground Station and numerous bus services are also within easy reach.







423 BETHNAL GREEN ROAD | E2 0AN



OPPORTUNITY

The premises provide an appealing setting for a variety of hospitality concepts, particularly cocktail bars, wine bars, specialist restaurants and independent food and beverage operators, subject to the necessary planning and licensing consents.

Situated within an established leisure destination and surrounded by a thriving mix of independent businesses,the property presents an excellent opportunity for an operator seeking a characterful presence in one of East London's most desirable neighbourhoods.

BUILDING INSURANCE

The tenant will reimburse the landlord the annual premium for the space which is currently £1,418.38.

LEASE

A new lease on terms by negotiation directly from the Landlord, with five yearly rent reviews.

DEPOSIT

3 month rent deposit which accrues interest and returned to the tenant at expiry of term.

RENT

Quoting rent: **£60,000 per annum**, exclusive of business rates and insurance.

EPC

There is a EPC certificate at Level C, valid until 2029.

ADMINISTRATION FEE

One-off administration fee of £1,500.00 ex VAT, payable on completion.

VAT

This property is not subject to VAT.

COMPLIANCE

Under the Anti Money Laundering (Amendment) Act 2017, we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

BUSINESS RATES

The rateable value is £25,250 (based on fair maintainable turnover). This is not the amount you will pay, please contact the local authority to confirm the business rates payable.

Currently we understand the property is classified as a Public House under Sui Generis. Interested parties looking for a change of use to Class E are recommended to make their own planning enquiries with Tower Hamlets London Borough Council planning.

LICENCE

The premises has a licence for Sui Generis use , for other intended use permission will have to be obtained from the local council.

The premises licence permits the sale of alcohol on the following days and times:

Monday to Thursday	from 11:00 to 23:30
Friday	from 11:00 to 01:00
Saturday	from 10:00 to 01:00
Sunday	from 11:00 to 23:00



GROUND | LOWER GROUND

Viewing is strictly by prior appointment with the Landlord's sole agents, **May & Company**.

For further information or to arrange a viewing, please contact:

SAMUEL MAY
DIRECTOR

E **samuel@mayandcompany.co.uk**

T +44 (0)20 3503 0635

M +44 (0)7742 256873

MAY COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATION

These particulars are intended only to give a fair description of the property and do not form the basis of any contract or part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. Prospective purchasers must satisfy themselves as to the accuracy of all information and should rely upon their own enquiries and investigations. These particulars do not constitute any part of an offer or contract. No warranty or representation is given by the Vendors or their agents in respect of the property or its condition. Subject to contract.

423 BETHNAL GREEN ROAD