

UNIT 5 QUEENS YARD

WHITE POST LANE, LONDON E9 5EN

BAR, CLASS E RETAIL / LEISURE RESTAURANT / CAFÉ TO LET

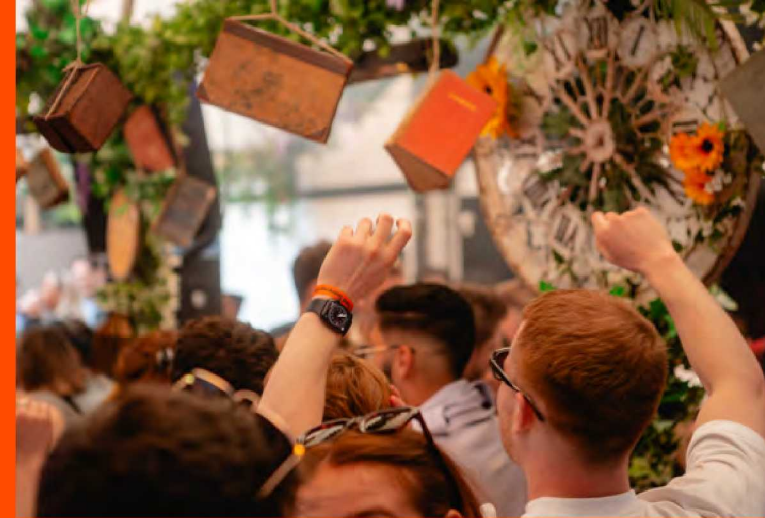
£195,000 PER ANNUM, 5,919 SQ FT

**OPEN PLAN BAR /
RESTAURANT /
EVENT SPACE,
WITH 7AM –
1.30AM LICENSE,
WHICH MAY ALSO
BE SUITED TO
NIGHTCLUB USE**



- / License 7am - 1.30am
- / 3 phase power and gas supply in situ
- / Prominent position at an entrance to Queens Yard
- / Established hotspot for nightlife and wet-led occupiers
- / On-site parking available by separate negotiation
- / Part of a well-known, major social and event space for Hackney Wick
- / Range of leisure uses considered
- / Adjacent to Hackney Wick station

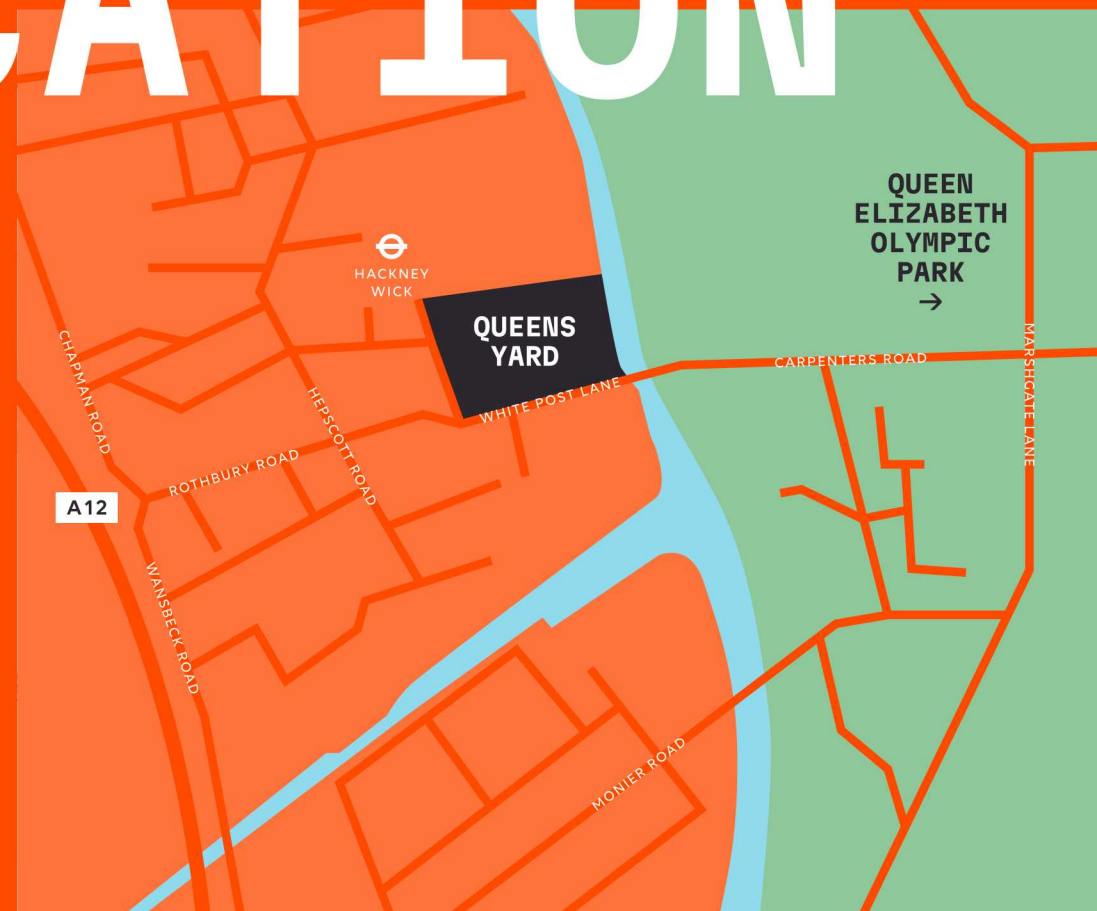




LOCATION

QUEENS YARD SITS ADJACENT TO HACKNEY WICK OVERGROUND STATION, WITH TRANSPORT LINKS TO STRATFORD INTERNATIONAL, WEST STRATFORD CITY AND THE WIDER LONDON AREA VIA NUMEROUS SERVICE LINE.

The area has evolved into a key creative and cultural hub, home to established operators including Crate Brewery, Howling Hops, Colour Factory, Lucia's, Hon's BBQ, Cheri Amour Barge and the award winning Yard Theatre. The Yard also hosts popular community events such as an annual summer party, as well as supporting local artists and schools through active cultural programming.



DESCRIPTION

THE UNIT IS POSITIONED WITHIN THE QUEENS YARD ESTATE WITH FRONTAGE TO WHITE POST LANE AND VISIBILITY FROM HACKNEY WICK STATION.

The available space is arranged over ground and first floors of equal size and benefit from a late license till 1.30am. Available for immediate occupation, the premises presents an excellent opportunity for creative and leisure uses. The layout offers open-plan space with ancillary back of house and staff areas, benefiting from 3-phase electricity, gas, dry storage and a dedicated yard. The unit also offers vehicular loading access and on-site parking.



AVAILABILITY

The accommodation comprises the following areas:

UNIT	SQ FT	SQ M	RATES PA	EPC	AVAILABILITY
First	2,959	274.90	On application	E	Available
Ground	2,959	274.90	£66,000	E	Available
TOTAL	5,918	549.80			

TENURE

Upon enquiry

EPC

E

VAT

Applicable

CONFIGURATION

Upon enquiry



CONTACTS



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