



james ashley
commercial
property consultants

49 Hackney Road | Shoreditch | London | E2 7NX
LICENCED LATE NIGHT BAR/CLUB TO LET

49 Hackney Road | Shoreditch | LONDON | E2 7NX | BAR/NIGHTCLUB TO LET

- ground floor & basement
- 230.39 m² (2,480 ft²) approx.
- sui generis use
- new lease available
- rent: £95,000 per annum
- late night alcohol, music & dance licence

DESCRIPTION

Formerly occupied by the *Looking Glass Cocktail Club*, the space is currently arranged as two ground floor bar trading areas (which can be combined if required), a prep area and customer WC's. The basement comprises an office and storage room.

A rare late-night premises licence is in place (3.30am Friday-Saturday and 1.30am on other days) for alcohol, music and dancing, with a capacity of circa 250 people, air conditioning and sound proofing.

We understand that the premises has a 'Sui Generis' (Bar/Nightclub) Use.

LOCATION

The property is located in the heart of Shoreditch near Shoreditch Triangle, close to the junction of Old Street and Kingsland Road. The area is renowned for its restaurant and late night bar scene with an excellent mix of independent and national restaurants and bars.

Nearby occupiers including The Cornershop Bar, The Blues Kitchen, Barrio Shoreditch, Mikkeller Bar and Tonight Josephine.

Hoxton Station and Shoreditch High Street Station (Windrush Overground Line) are both within a 10 minute walk from the property. There are also numerous bus routes serving the area.

ACCOMMODATION

Ground floor	206.42 m ²	2,222 ft ²	
Basement	23.97 m ²	258 ft ²	
TOTAL	230.39 m ²	2,480 ft ²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £109,000. Contact Hackney Council on 020 8356 3466 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords joint sole letting agents: -

Ashley Brudenell or James Stefanopoulos



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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