

CONFIDENTIAL

FITTED RESTAURANT LEASE FOR SALE

DALSTON

A3 use -- Low rent of only £22,000 pa -- Extraction in place

LOCATION

The property is located on Kingsland Road close to the junction with Dalston Lane, an area which has seen significant regeneration over the past few years. Nearby operators include The Diner, Café Route and recent additions including Mildreds, Little Duck Picklery (Raw Duck) and Tortilla. The area is very well serviced by Dalston Junction and Dalston Kingsland overground stations, both within a 2-3 minute walk.

DESCRIPTION

The 800 sq ft unit is arranged over the ground floor only with approximately 30 covers. There is a fully fitted open plan kitchen and disabled WC at the rear.

BUSINESS RATES

Rateable Value £12,500
Rates payable £5,825

LEASE

Available by way of an assignment of a 15 year lease expiring 20th June 2027 at a rent of £22,000 pax and subject to five yearly reviews, the next due in June 2022. It is our understanding that the lease is contracted inside the L&T Act 1954.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON the premises from 8am to 2330 throughout the week. A copy of the license is available on request.

PREMIUM

Offers in excess of £70,000

FURTHER DETAILS

Please contact sole agents:

Marc Rogers
07816764653

www.mkrproperty.co.uk
marc@mkrproperty.co.uk

