

**TO LET** PUBLIC HOUSE

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# RED HOUSE

Barking Road, Plaistow, London E13 8EQ



## Key Highlights

- New free of tie lease
- Ground and basement public house
- Prominent corner location
- Area for external seating fronting Barking Road
- Close to Canning Town, West Ham and Plaistow underground stations
- Rental offers invited
- Ground floor and basement unit extending to 5,900 sq ft (550 sq m)
- Incentives available subject to business plan

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## Location

The property is located in the London Borough of Newham in the district of Plaistow, approximately 3.1 miles (5.0 kilometres) south east of Stratford, 3.3 miles (5.3 kilometres) north of Greenwich and 7.7 miles (12.3 kilometres) east of the City of London.

Local facilities include a number of restaurants, pubs, supermarkets, Ravenscroft Primary School, Newham Sixth Form College and Newham University Hospital. The A13 is a short distance to the south which connects the area with the A406 northbound to the east and the A12 to the west, providing access to central London.

The area is well connected in terms of public transport, with the underground stations of Canning Town, West Ham and Plaistow all located within 1.7 miles of the property. These stations provide Jubilee, District and Hammersmith & City line services.

## Description

The public house comprises the ground and basement "lock up" unit of a larger part three and part two storey building of exposed brick and painted rendered elevations beneath a pitched and hipped clay tiled roof.

## Accommodation

Internally, the ground floor and basement will be provided in shell condition with capped services.

An area to the front elevation can be used for external seating.



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## Floor Measurements

The property has the following approximate gross internal area:

FLOOR	SQ M	SQ FT
Basement	293	3,153
Ground	258	2,777
<b>Total</b>	<b>551</b>	<b>5,930</b>

## Tenure

Rental offers of £30,000 per annum are invited for a new free of tie lease subject to annual RPI increases for the ground and basement demise.

## Planning

We understand that the building currently benefits from public house use and is not listed nor situated within a conservation area.

## Licensing

The property has a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Sunday to  
Wednesday 10:00 – 00:00

Thursday to  
Saturday 10:00 – 02:00

## Fixtures and Fittings

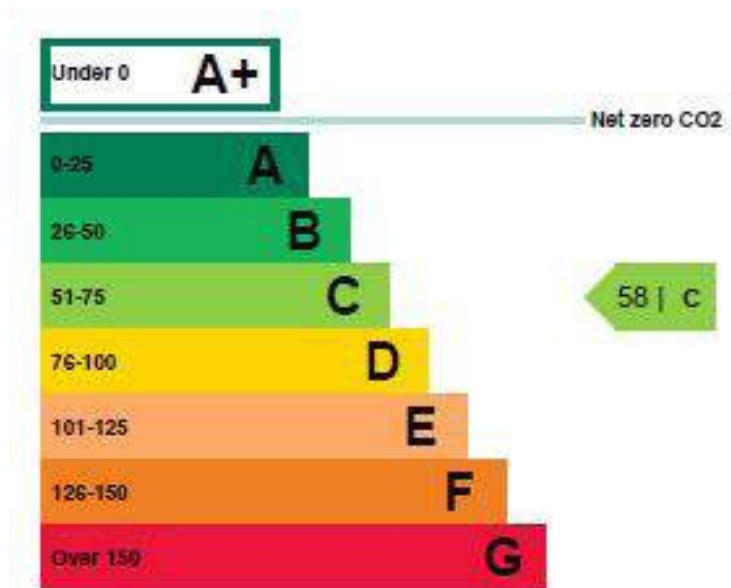
The unit will be provided in a shell condition with capped services.

## Energy Performance

An EPC rating of 58 (C) has been calculated.

## Viewing

The property is currently closed. All viewings must be arranged strictly by appointment with the sole agents, Savills.



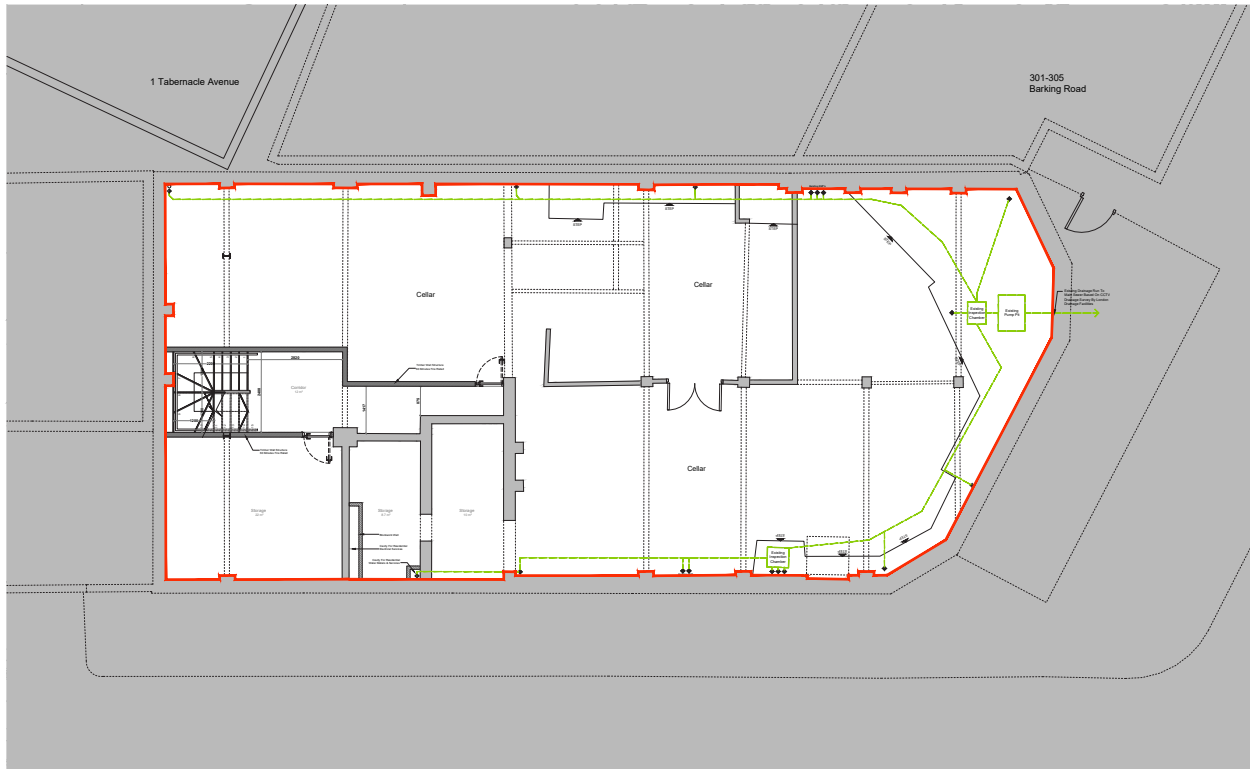
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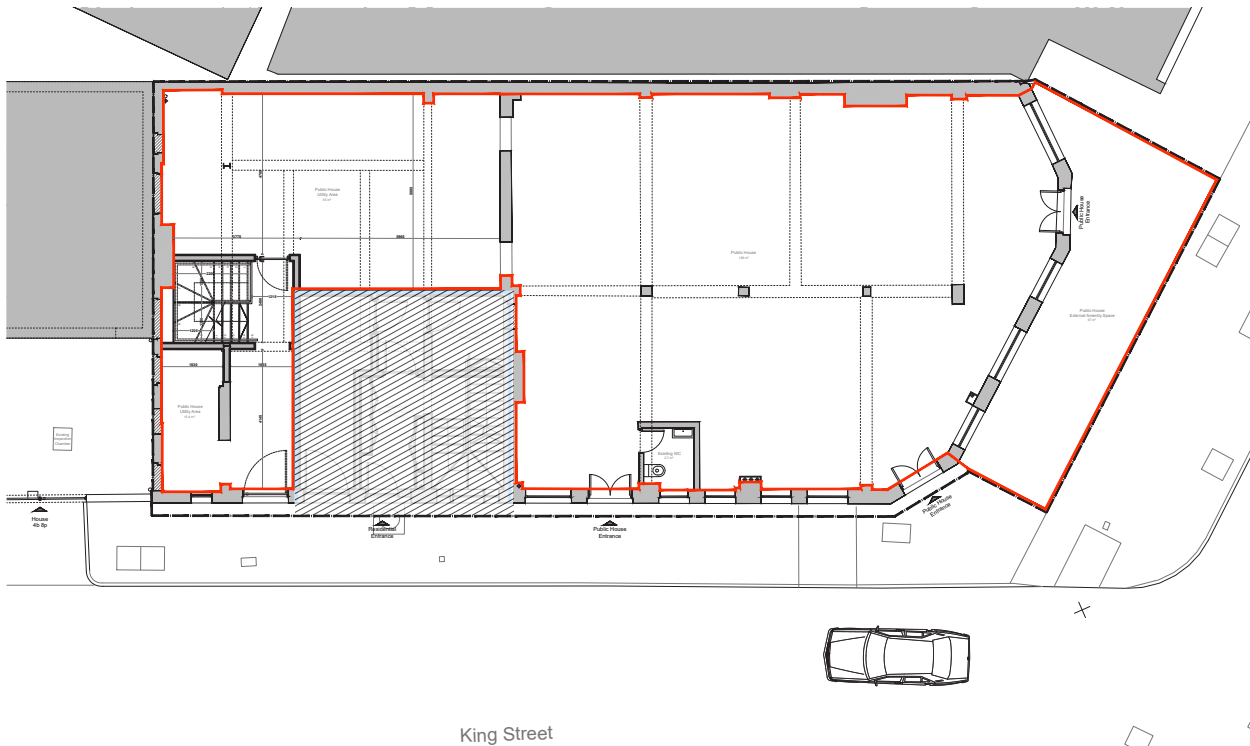
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## BASEMENT



## GROUND FLOOR



Residential entrances (shown hatched on the plan) facing the King Street elevation are not included within the demise.

## Contact

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