

HACKNEY – NEW PREMIUM FREE LETTING

**FOX PH, 372 KINGSLAND ROAD, HAGGERSTON, E8 4DA**

(Historic Photo)

- Prominently located at the junction of Middleton Road
- Ground floor and basement 'lock-up'
- Requires fit-out/investment
- Haggerston Train Station approximately 240 metres – Shoreditch High Street 6 minutes journey time
- Excellent bus services
- 20 years lease, free of tie
- Guide Rent £85,000 per annum

RENTAL OFFERS INVITED (VAT will be applicable)**SUBJECT TO CONTRACT** sole selling rights

LONL548

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com**Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS**

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

This attractive and prominent pub is situated at the junction of Middleton and Kingsland Roads on the border of Haggerston/Dalston. De Beauvoir Square is approximately 135 metres west. This is a highly accessible location with numerous bus routes running along Kingsland Road and a travel time of approximately 20 minutes to Liverpool Street (14 minutes cycling), the Regent's Canal is 485 metres south. Haggerston Train Station lies approximately 250 metres south and Dalston Junction circa 565 metres north.

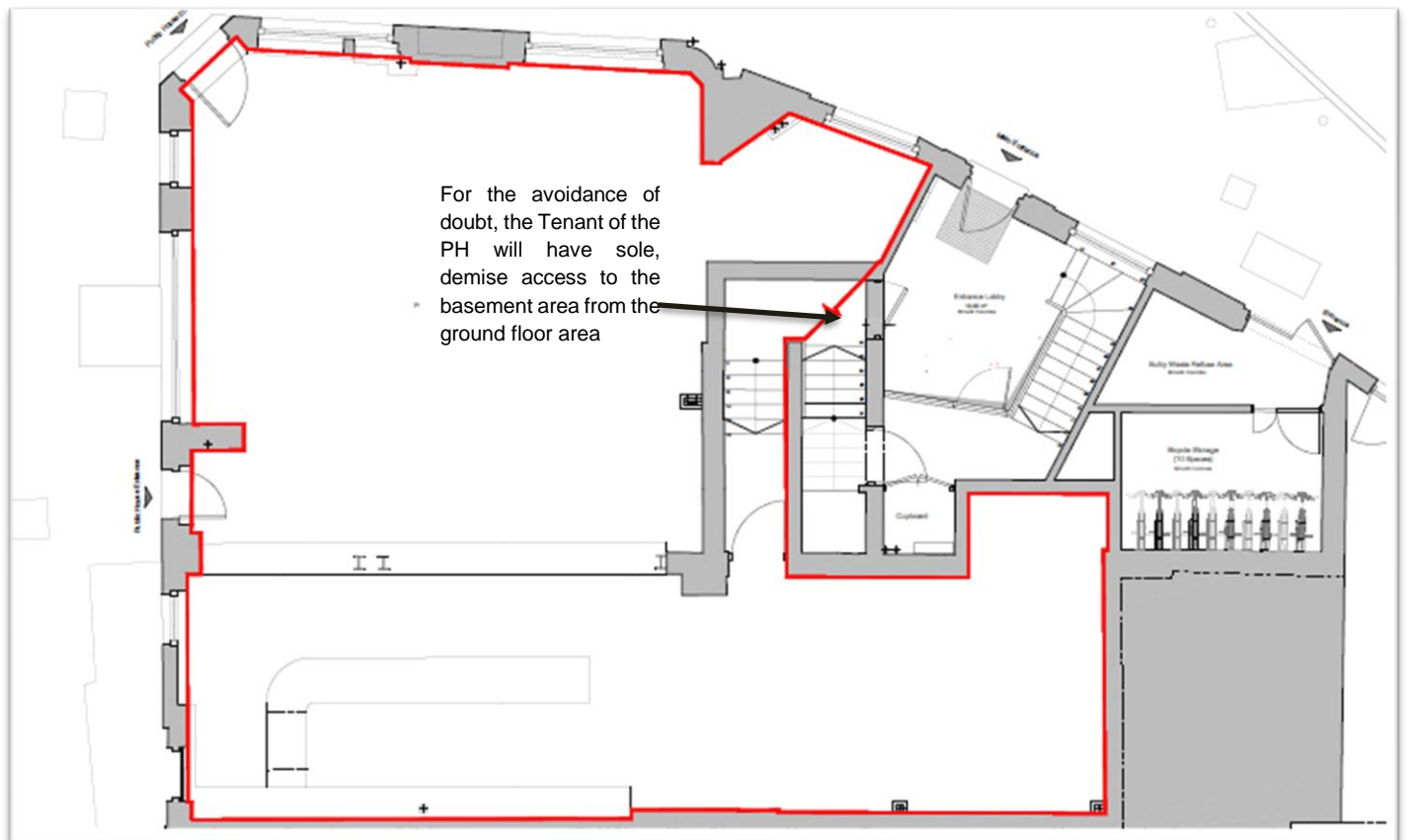
Description

The below floor plans indicate the demise which is available, the ground floor extending to approximately 162.8 sqm/1,752 sq ft and the basement 211.6 sqm/2,278 sq ft (part with a reduced head height). The space will be handed over with separate services. It will require fit-out as it is effectively in shell finish.

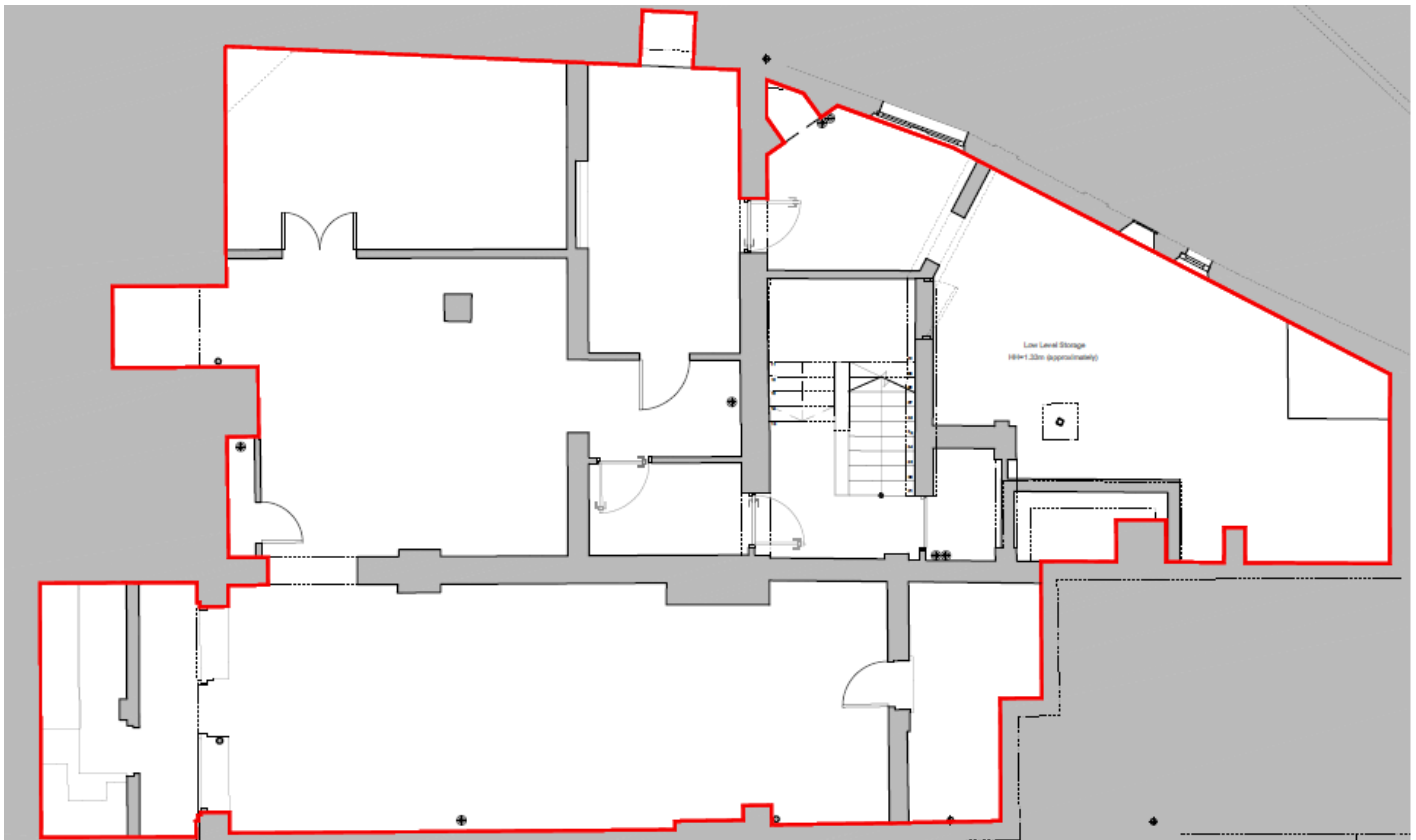
NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Indicative Ground Floor and Basement Demise Plans (in red)

Ground Floor



Basement

**Services**

We are advised that the property is connected to all mains services.

Licensing

The property is permitted to sell alcohol between the hours of 10:00am until 11:30pm each day with a closing time of midnight, except on Sunday, when it is 11:30pm.

Planning

From informal enquiry of the London Borough of Hackney, we understand that the property is not listed, nor is it situated in a conservation area.

Rating Assessment

The property is listed as a "Public house and premises" with a rateable value of £39,000. **N.B.** This may be re-assessed due to the pub element being separated from the upper floors since the last rating revaluation.

Basis of Letting/Sale

Offers are invited on an unconditional basis (VAT in addition) to lease the property for 20 years on usual commercial terms with five yearly rent reviews and annual indexation of the rent. The tenant will have usual full repairing and insuring responsibilities.

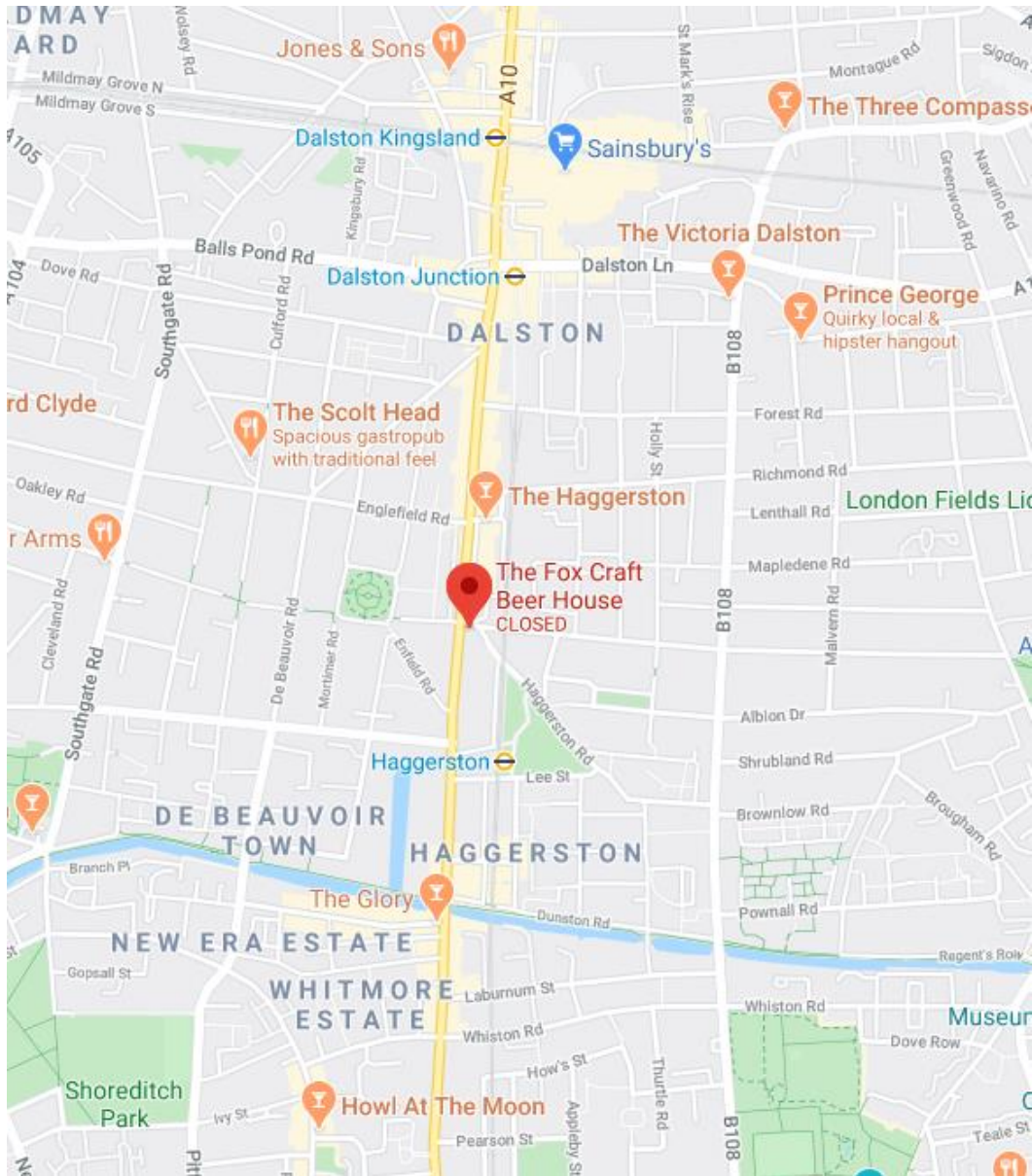
Viewing and Further Information

For further information and to discuss the matter, please contact David Gooderham on Tel: 07973 198 575 or Email: david.gooderham@agg.uk.com

EPC

An EPC is available upon request.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.