

## HACKNEY – NEW PREMIUM FREE LETTING

**WINDSOR CASTLE PH, 135 LOWER CLAPTON ROAD, LONDON, E5 8EQ**

- Statuesque Victorian pub.
- Ground floor and basement 'lock-up' with outdoor area.
- Requires fit-out/investment – some attractive, salvageable, interior features.
- Excellent bus services close by including the No.38 to Victoria and No.55 to Oxford Street.
- Nearest overland train services at Hackney Downs and Hackney Central, approximately 700m.
- 20 years lease, free of tie.
- Reduced Guide Rent £45,000 per annum

**RENTAL OFFERS INVITED** (VAT will be applicable)

**SUBJECT TO CONTRACT** sole selling rights

LONL556

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## Location

The pub is located in the diversely populated dynamic and vibrant neighbourhood of Clapton, Dalston lying c.1,600m south west, central Hackney c.700m south and Hackney Wick c.2,300m south east. This location is very well served by a variety of frequent service bus routes.

## Description

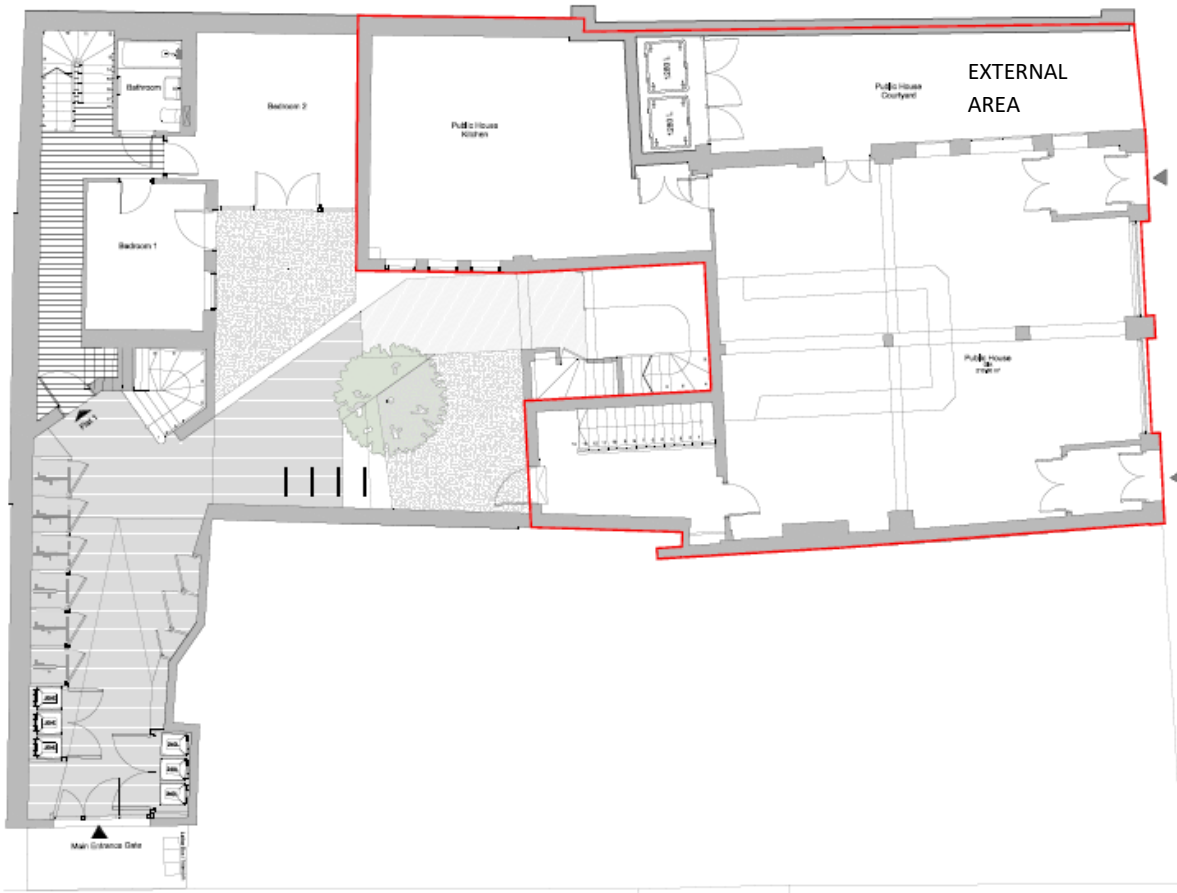
The below floor plans indicate the demise which is available, the ground floor extending to approximately 177 sqm/1,905 sq ft, the basement 132.7 sqm/1,428 sq ft (part with a reduced head height) and outdoor area of 33 sqm/335 sq ft. The ground floor has in situ the bar/back fitting and a good area of parquet flooring (which requires restoration) please see the below photo. The space will be handed over with independent gas/electric/water connections. It will require fit-out investment to create a tradeable unit.

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on this when making any offer 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.

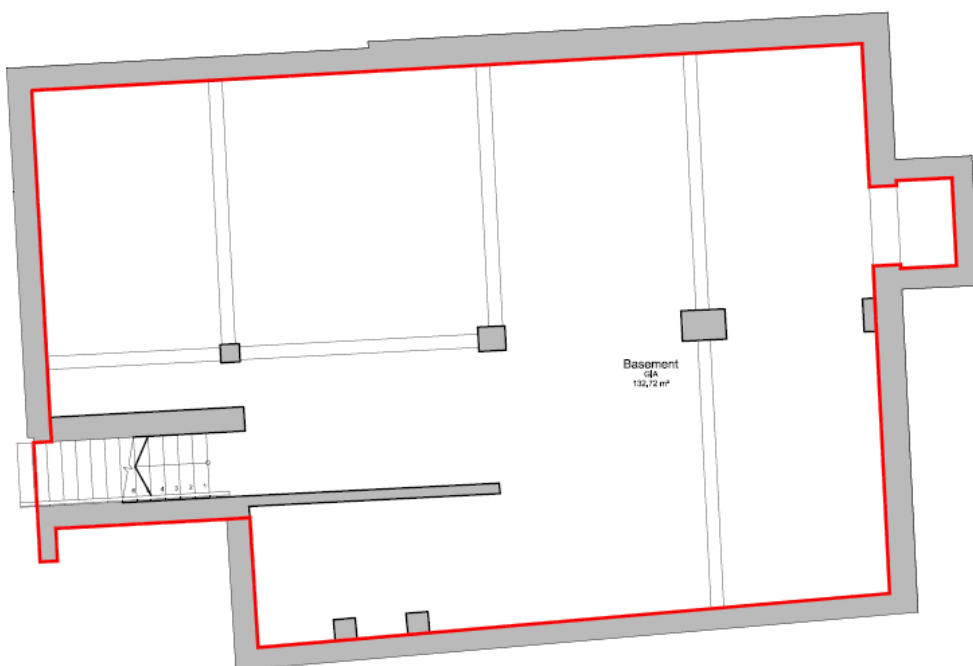


## Indicative Ground Floor and Basement Demise Plans (in red)

Ground Floor



Basement



## Services

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

## Licensing

The property is licensed to sell alcohol between the hours of 10:00am until midnight Sunday to Thursday and from 10:00am until 1:00am Friday and Saturday, with the permitted opening time extending until 30 minutes later each day.

## 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 £33,000. **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

Leasing proposals 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.

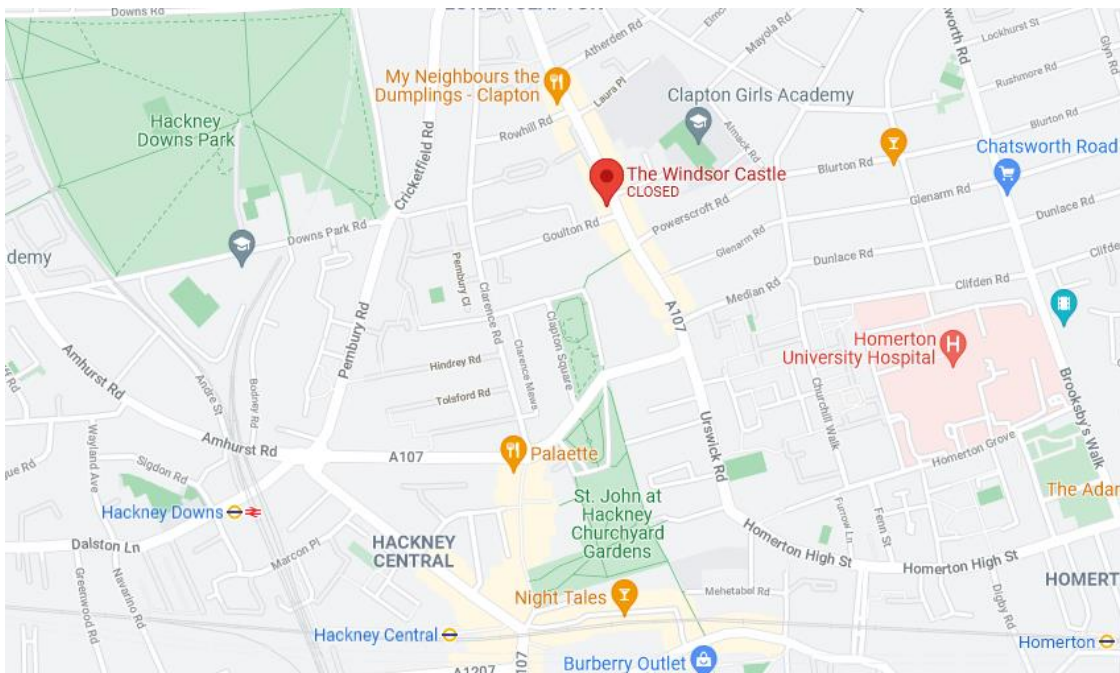
## Viewing and Further Information

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