

**\* DRAFT \***

**UNIQUE  
OPPORTUNITY  
TO RENT PRIME  
LEISURE  
PREMISES IN A  
PRIME EAST  
LONDON  
POSITION**

**49/51 BRICK  
LANE  
LONDON  
E1 6PU  
3,070 sq.ft.  
(285.21 sq.m.)**

## Location

The subject property is located on the west side of Brick Lane midway between Fournier Street and Fashion Street in one of east Londons most progressive and sought after areas attracting very high levels of footfall from the nearby destinations of Spitalfields and Shoreditch. The area is steeped in history and considered a must visit tourist location.

This is a particularly vibrant location with a considerable number of restaurants, bars, coffee shops and retailers both independent and multiple within this district.

Aldgate East (District and Hammersmith & City lines) underground station is the nearest station closely followed by Aldgate (Circle & Metropolitan lines), Whitechapel (District & Hammersmith & City lines) as well as the recently constructed Shoreditch High Street overground station.



## Accommodation

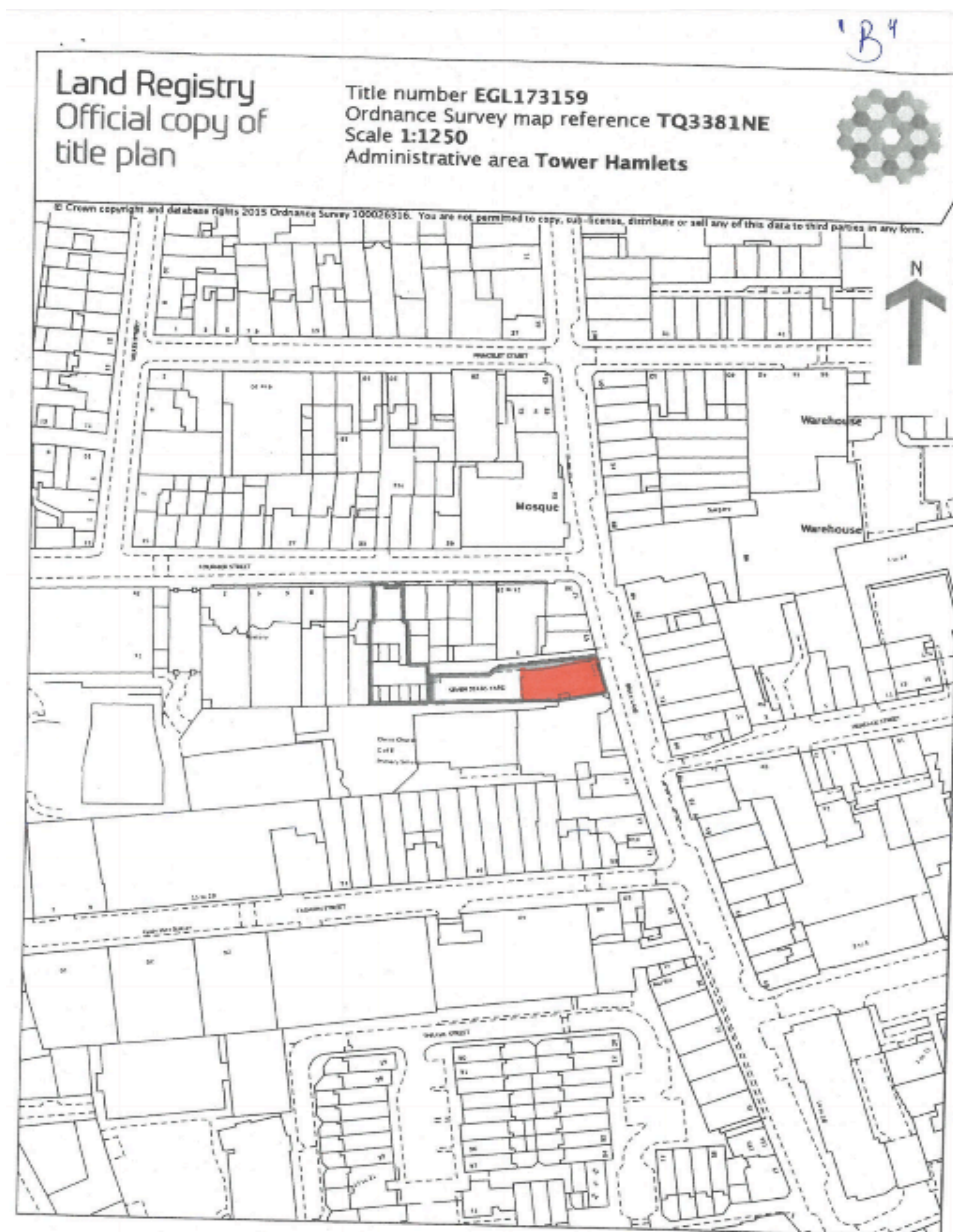
Available accommodation comprises of a former public house arranged over ground and basement floors connected via an internal staircase. The basement was previously used as stores with 6' head height.

The unit will require refurbishment and an appropriate Landlords incentive is available in this regard.

Approximate gross floor areas as follows:

Ground floor -	1,800 sq.ft.	(167.22 sq.m.)
Basement floor -	1,270 sq.ft.	(117.99 sq.m.)
<b>Total</b>	<b>3,070 sq.ft.</b>	<b>(285.21 sq.m.)</b>

To the rear of the building is secure car parking for up to 6 vehicles which is potentially available by separate arrangement if required.



## Terms

### Tenure

Leasehold.

### Lease

A new lease is being offered directly from the freeholder for a term to be agreed subject to periodic rent reviews.

### Rent

Offers in excess of £130,000 per annum exclusive are being sought for the new lease.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Service charge

To be advised.

### EPC

An EPC will be available shortly.

### Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and/or individuals before accepting an offer for any property.

### Legal costs

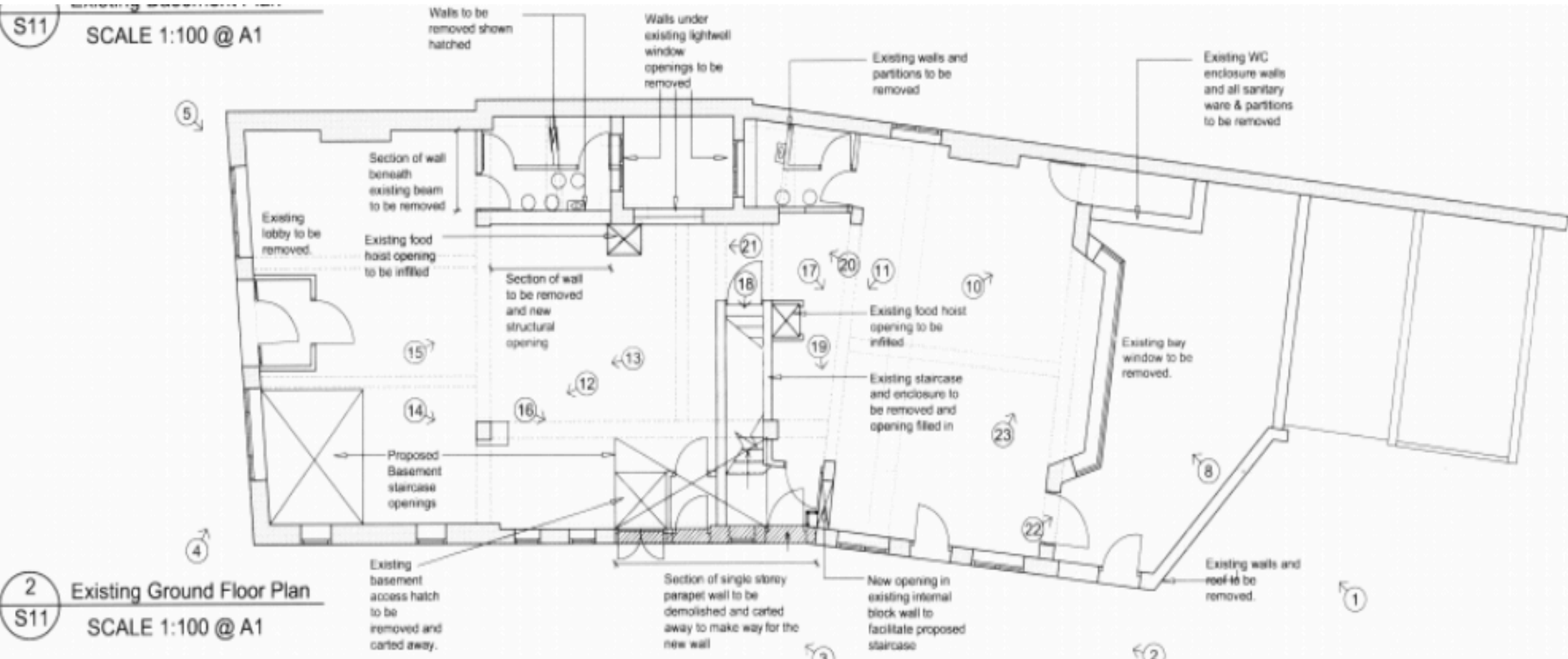
Both parties reasonable legal costs are to be borne by the ingoing Tenant.

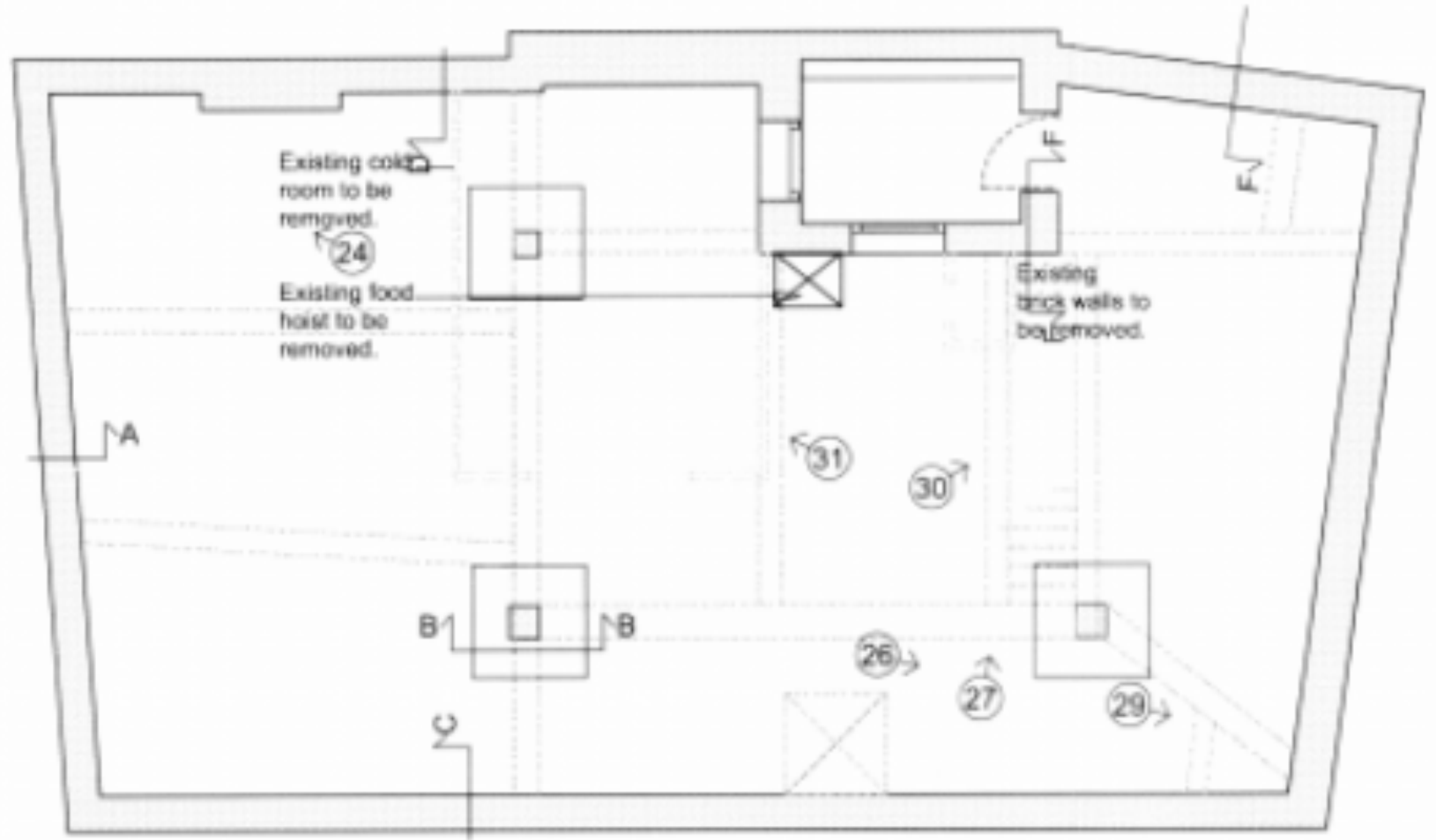
### Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

### Viewing

**Strictly** by arrangement via Freeholders sole agents:





1  
S11

Existing Basement Plan

SCALE 1:100 @ A1

Walls to be removed shown hatched

Walls under existing lightwell windows