

PROMINENT CORNER PUB BUILDING FREEHOLD INVESTMENT FOR SALE



600 Kingsland Road Dalston, London E8 4AH

Location

Situated in the heart of Dalston on the corner of Kingsland road and Dalston Lane moments from Dalston junction station surrounded by many other commercial and residential buildings. The location is very busy and there are an abundance of residents in the vicinity.

Toubian Consulting, 7 Stratford Place, London W1C 1AY

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Description

An extensive return frontage along Dalston lane and Kingsland road gives the most prominent visibility on the street. The pub is let to and run by urban pubs and bars who are a leading leisure operator in the UK. The uppers consist of 17 studio flats that are let to and guaranteed by the local authority.

Planning Use

The premises has E class planning permission and residential above.

Floor Areas

The property is arranged over ground floor, basement and three upper floors of residential, providing the following approximate net internal floor areas;

Ground Floor Area:	1,222 sq.ft.
Basement kitchen and ancillary	1,435 sq. ft.
Total Commercial space	2,657 sq. ft.
Residential (first second and third floors)	3,552 sq ft (for information only)
Total Floor areas whole building:	6,209 Sq ft (for information only)

Lease

The ground floor and basement pub premises are let to Urban pubs and bars who are a very strong leisure operator in the UK,

Rental income

Commercial

£75,000 per annum exclusive **rising to £80,000 in October 2023** from Urban Pubs & Bars who own and operate 42 venues in London. More information available on urbanpubsandbars.com

Proposal

Offers invited of £1,500,000 (One million five hundred thousand) which Yields 5.3% FREEHOLD plus a peppercorn rent from the uppers.

Business Rates

Please refer to London Borough of Hackney - 020 8356 5050.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Viewings & Further information

Toubian Real Estate: Contact David on 07775627204 / david@toubianconsulting.com

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Misrepresentation Act

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