



## SITUATION

Located at the junction with Smart Street in this well established parade, amongst such multiple retailers as **Betfred**, **Simply Fresh** and a **Post Office** and serving the immediate surrounding residential population.

Bethnal Green lies approx. 1¾ mile east of the City of London and 2 miles north-west of Canary Wharf with easy reach of Bethnal Green Underground Station (Central Line).

## PROPERTY

Forming part of a parade comprising a corner **Public House** on the ground floor and basement.

## ACCOMMODATION

### Ground Floor Public House

Gross Frontage incl. Splay and Return	50'0"
Internal Width	32'2"
Pub Depth	39'3"
Built Depth	48'0" (max)
Area	Approx. 1,122 sq ft
Plus 3 WCs	

### Basement

Area	Approx. 1,225 sq ft
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**Total Area** Approx. 2,347 sq ft

VAT is applicable to this Lot

## TENURE

**Leasehold for a term of 125 years from 25th December 1988 (thus having approx. 89½ years unexpired) at a peppercorn ground rent.**

## TENANCY

The entire property is let on an effectively full repairing and insuring lease to **Daniel and Mitch Limited as a Public House** for a term of 15 years from 27th October 2023 at a rent of **£30,000 per annum exclusive (see Note 1).**

**Rent Reviews October 2028 and 3 yearly.**

**Tenant's Break October 2028**

**Note 1: The rent is currently £27,000 p.a. rising to £30,000 p.a. in October 2026 and the Vendor will make up this rent shortfall on completion.**

**Note 2: There is a £6,750 Rent Deposit held.**

**£30,000** p.a. (see Note 1)

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Freemans Solicitors  
Tel: 020 7935 3522 Ref: Howard Freeman  
Email: hf@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

