

Est. 1955

# Tarn &Tarn

23-25 HOMERTON  
HIGH STREET  
HACKNEY  
LONDON,  
E9 6JP

DRINKING  
ESTABLISHMENT

ASKING PREMIUM:  
£100,000

2,340 FT<sup>2</sup>



# DESCRIPTION

The available accommodation consists of a unique sui generis premises that spans the ground floor and basement levels of this mixed-use development. Currently operating as a drinking establishment, the unit boasts excellent natural light, high ceilings, a fully fitted kitchen with an extraction system and gas supply, a three-phase electrical system, and a corner position. Additionally, it has a late-night license allowing trade to continue to 2am. This makes it an ideal choice for businesses seeking to open a drinking establishment or any business falling under the "Sui Generis" use class in the East London area.

# SUMMARY

- Fully Fitted Kitchen with Extraction System
- Sui Generis Use Class
- Gas Supply
- 3 Phase Electric System
- Corner Positioning
- Good Transport Links
- Late Night License to 2am
- Inside the Act (Renewable Contract)
- Good Natural Light
- Basement Private Event Space












# LOCATION

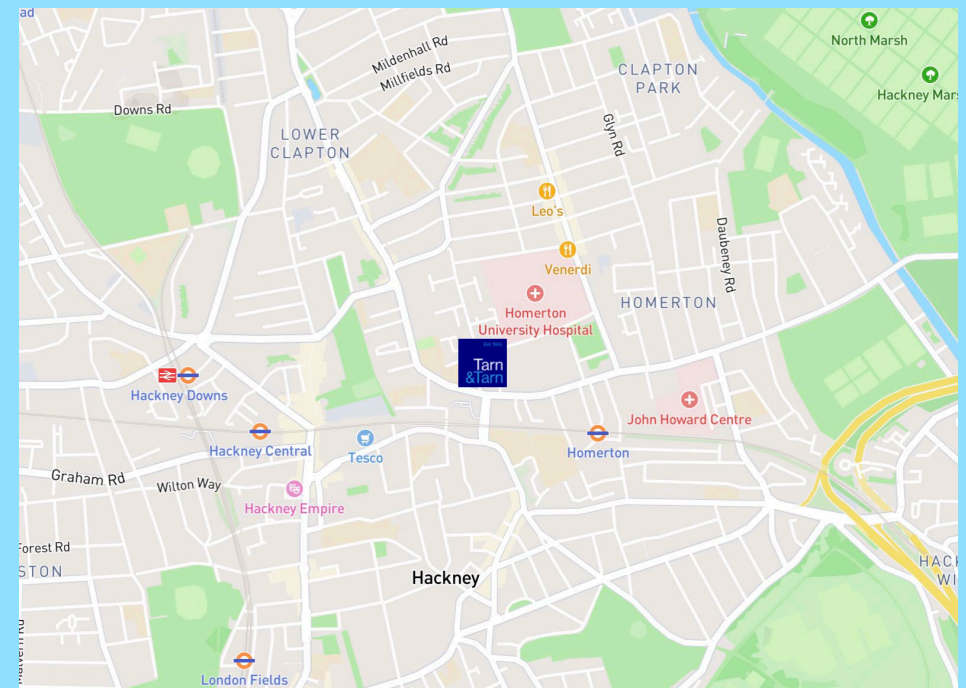
## THE AREA

Located on the Northern side of Homerton High Street, near the junctions with Furrow Lane and Ponsford Street, this area benefits from its proximity to Homerton Overground Station. This station provides easy access to various London Underground stations, with Highbury & Islington just a quick 10-minute train ride west from Homerton, and Stratford only 5 minutes to the east.



## TRANSPORT

-  Hackney Central (11-minute walk) – **Overground Line**
-  Homerton (14-minute walk) – **Overground Line**
-  Hackney Downs (16-minute walk) - **Overground Line**



## ACCOMMODATION

| FLOORS       | FT <sup>2</sup> | PASSING RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES   | TOTAL YEAR        |
|--------------|-----------------|---------------------|----------------|------------------|-------------------|
| Ground Floor | 1,396           |                     |                |                  |                   |
| Lower Ground | 1,154           |                     |                |                  |                   |
| <b>TOTAL</b> | <b>2,340</b>    | <b>£22,500</b>      | <b>TBC</b>     | <b>£6,287.40</b> | <b>£28,787.40</b> |

## PREMIUM

Offers in the region of £100,000

## LEGAL COSTS

Each party to bear their own costs

## VAT

Applicable

## LOCAL AUTHORITY

Local Authority of Hackney

## TERMS

An assignment of an existing lease which is inside the Landlord and Tenant Act 1954, expiring on 27th September 2038 (14 years unexpired).

Rent Payments: Monthly

Break Clause: N/A

Rent Reviews: The rent to increase annually in accordance with the increase in the Retail Prices Index (R.P.I)

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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Tarn  
&Tarn

## VIEWINGS

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**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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## TEAMS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE  
SINCE 1955.**