



PER ANNUM

£25,000 Per Annum

Hoe Street

London, E17 9AP

LOCATION

This modern restaurant and bar is located on a busy stretch of Hoe Street close to the Bakers Arms junction.

DESCRIPTION

The property has been renovated to a high standard with seating to the front and rear, serving area, fully fitted kitchen, storage room, male and female toilets and a rear seating area with extracting roof.

ACCOMMODATION

Gross Internal Area: 968.32 Sq ft (89.96Sq M)

TERMS

Assignment of an existing lease – rent review currently outstanding

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

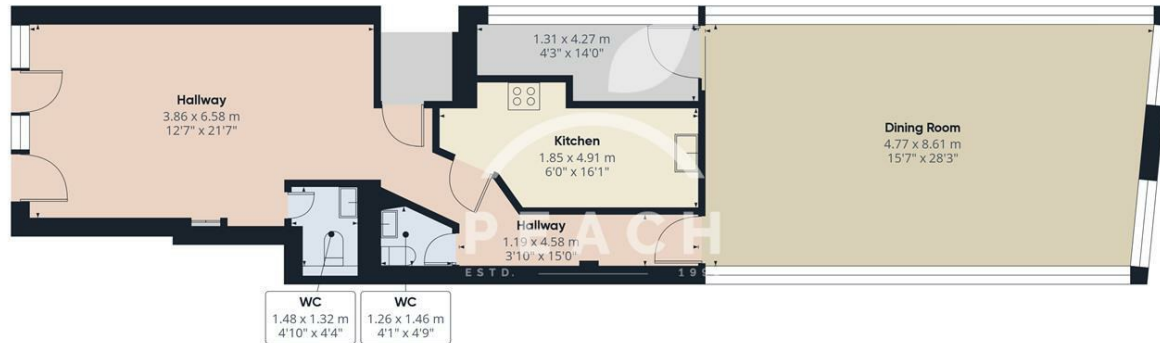
Each party bear own legal costs.

VIEWING

Strictly by appointment through Peach Properties







Approximate total area⁽¹⁾
89.96 m²
968.32 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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