



**FORMER HENRY'S BAR, TOBACCO DOCK, LONDON E1W 2SF
FLAGSHIP BAR AND RESTAURANT OPPORTUNITY WITH FLEXIBILITY FOR ALTERNATIVE USE**

**GROUND FLOOR UNIT: 6,180 SQ. FT (GIA) POTENTIAL FOR ADDITIONAL
OUTSIDE SPACE AND ADJOINING 4,000 SQ FT SHELL UNIT UPON ENQUIRY**

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Location

Located in Wapping within the iconic Tobacco Dock, the property occupies part of the south side of the prominent Grade 1 listed building. Built in 1812 the once industrial warehouse, famously used as storage for imported tobacco now provides a contemporary events and conference space, proving very popular with a variety of both corporate and social events throughout the year ranging from Beer festivals to Motorcycle shows.

Situated 800 metres east of St Katharine's Dock the property occupies a strategic location within a rapidly developing central London district. The location benefits from excellent transport connectivity. Shadwell Station is located a short walk north of the site and offers services to Bank and Canary Wharf via the DLR. Additionally Wapping Station can be reached on foot via Wapping Lane and provides regular Overground services throughout London.

Reached on foot or via one stop on the DLR from Shadwell. Whitechapel station offers services across London via London Underground and Elizabeth line which sees over 20 million people pass through every year.








Local Regeneration

Wapping is quickly becoming a well-established residential and leisure destination. 900 residential apartments have been built at the adjacent London Dock development scheme with 900 more planned over the coming years in addition to commercial space, secondary school and large public open space.

Alongside Tobacco Dock, Pennington Street Warehouse has been transformed into 85,000 sq. ft of flexible office space.

Opposite the property on Pennigton Street a further 114 residential unit scheme has been granted planning permission.



						
Shadwell Station 0.3 miles	Wapping Station 0.4 miles	Whitechapel Station 0.9 miles	St Katharine's Dock 0.5 miles	Spitalfields Market 1.0 miles	Tower of London 1.1 miles	City of London 1.6 miles

Description

The premises occupy a generous ground floor unit set within the Tobacco Dock warehouse. Accessed externally via its frontage onto Quayside walkway and internally from Quayside Square. Comprising of an open plan bar area arranged around a long bar servery. The premises are ready to trade with limited fitout expenditure and still boast many of the exceptional period features owing to their history, including high ceilings, large feature roof lanterns, exposed timber roof beams, decorative tiled floors, marble bar top and central fountain. The premises is serviced by gas central heating and mains electricity.



Additional space

The premises provides multiple opportunities for additional space subject to offers.

Outside Seating

There is scope for an additional circa 30 covers of outside seating subject to a license agreement for the paved area directly outside of the premises.



Ship Decks

There are two life size model ships at the front of the premises that offer a unique opportunity for ample additional outdoor trading space.



Shell Unit

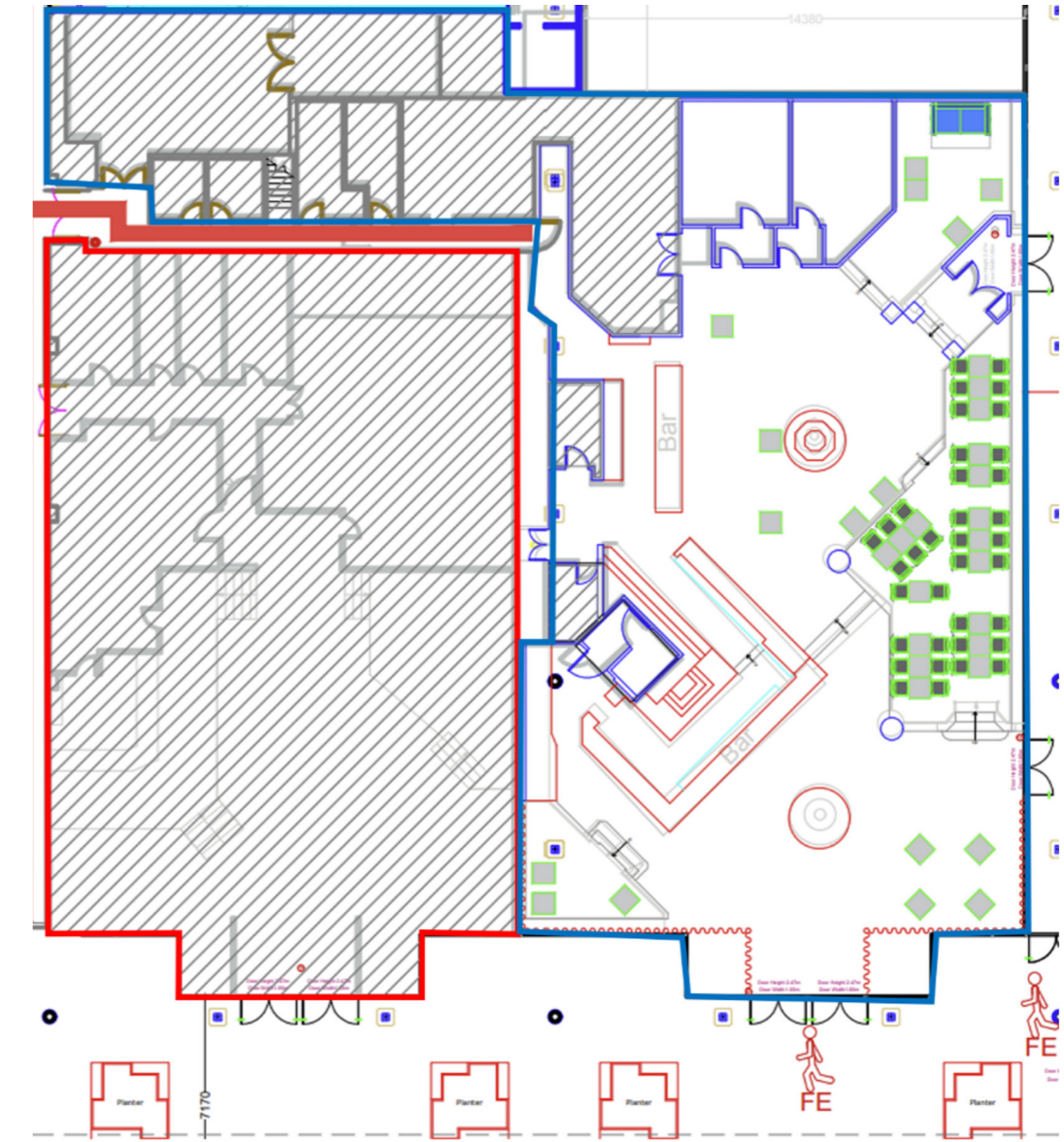
Flexible opportunity to extend customer trade area into adjacent shell unit totalling circa 4,000 sq. ft (GIA).



Floor Area

Bar and Restaurant unit (Blue Outline)– 6,180 sq. ft GIA
Adjacent shell unit (Red outline) – Circa 4,000 sq. ft GIA.

Floor plans and areas are for indicative purposes only.



Commercial terms/Lease

Rent

Offers invited.

Term

Flexible.

Rates

TBC.

EPC

TBC.

Service Charge

TBC.

Legal Costs

Each party is responsible for their own legal costs.

Licensing

On Application.

Planning

Most recent use – Bar.

Other uses – Subject to planning.

Viewings

For further information about the premises or to arrange a viewing please contact the agents Gerald Eve LLP.



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