



RESTAURANT PROPERTY

Lease available

Fashion Street, London E1 - A5 Opportunity

One door from junction with Brick Lane



Fashion Street, London E1 - A5 Opportunity

One door from junction with Brick Lane

50 Fashion Street, London E1 6PX

Approx 674 sq ft

Location

The premises are well-located one door removed from the junction of Fashion Street and Brick Lane. Operators in the near vicinity include Pepe's Piri Piri, Sticky Wings, Moo Cantina, and Chez Elles Bistroquet, to name but a few.

Nearby

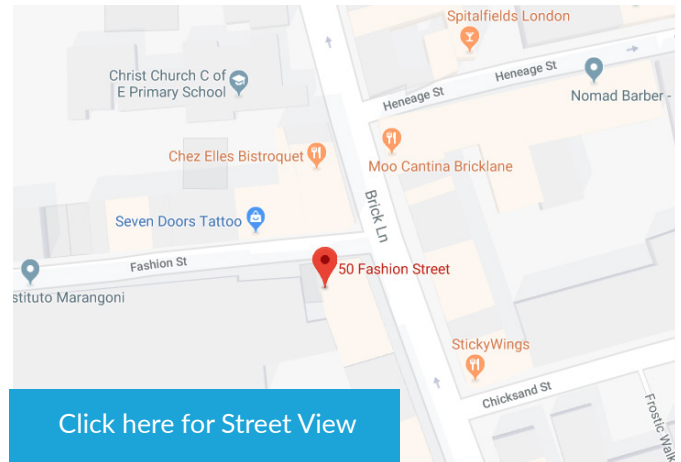


Chez Elles



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One door from junction with Brick Lane



[Click here for Street View](#)

Accommodation

Ground Floor and Basement (kitchen and extraction on both levels), with the following approximate areas:

Ground Floor	356 sq ft
Basement	318 sq ft
Total Internal Area	674 sq ft (62.64 sq m)

Lease

Assignment of lease, expiring September 2024 at a current rental of £15,600 pax, with no further rent review. The lease is understood to be held inside the Landlord & Tenant Act 1954.

Licence

Sale of Alcohol (on and off sales):
Mon - Sat (12pm to 10:30pm) & Sun (12pm to 10pm)
Opening Hours: Mon - Sun (11am to 11pm)

Premium

£95,000, for the benefit of the leasehold interest.
Fixtures and fittings to be agreed.

Rates

We understand that the property is assessed as follows.

Rateable Value	£17,500
Payable 2018/19	£8,400

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

Theo Benedyk	Saul Fierstone
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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.