



Tuyo, 129a Pritchard's Road, London, E2 9AP

Location

The premises is located on Pritchard's Road in Hackney, close by to Broadway Market. The area benefits from a high footfall and is a popular area within Hackney due to a number of leisure restaurants and bars operating in the vicinity. London Fields and Cambridge Heath Stations are close by. Local operators include, Franco Manca, Netil 360, El Ganso Café, The Perseverance and numerous other independent and corporate operators within Netil and Broadway Markets. For a better understanding of the location please review [Google Street View](#)

Description

The premises occupies an attractive glass triple-fronted unit and is arranged at ground floor level only. The restaurant is fully fitted throughout and benefits from outside seating.

We understand the gross approximate internal areas to be as follows:

Ground Floor	72 sq m	775 sq ft
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Tenure

The premises is held on a lease with approximately 17 years remaining, held inside the L&T 1954 Act. The passing rent is £45,000 pax, subject to 5 yearly rent reviews.

Premium

Premium offers in excess of £150,000 are invited for the leasehold interest, premises licences and fixtures and fittings in situ.

Planning / Licencing

The planning allows for use as a restaurant (A3). There is a premises license in place, which allows the sale of alcohol with food from 08.00am to 23.00pm Monday to Sunday.

Further Details

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent
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RARELY AVAILABLE A3 OPPORTUNITY
775 SQ FT RESTAURANT WITH OUTSIDE SEATING
BROADWAY MARKET, E2

