

**Hackney Wick - Pub / Bar Opportunity**  
**Fully-Fitted with External Beer Garden****Hackney Wick - Pub / Bar Opportunity**  
**Fully-Fitted with External Beer Garden****129 Cadogan Terrace, London E9 5HP**

Approx. 2,111 sq ft (plus external beer garden)

**Location**

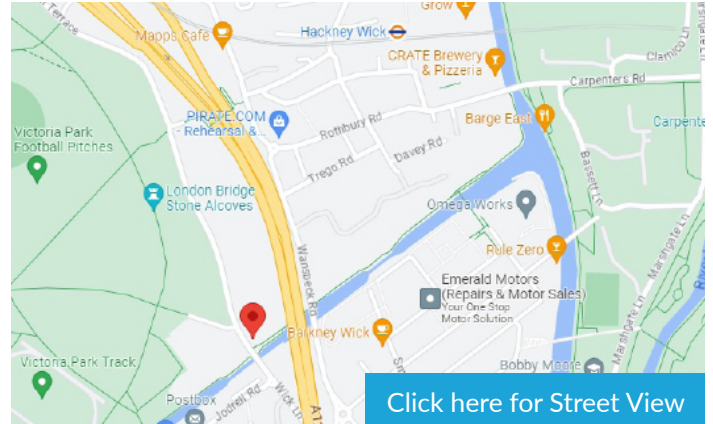
The premises are well located directly opposite the St Marks Gate entrance to Victoria Park, with a canal towpath running down the side of the premises, and only a 10-minute walk from Hackney Wick overground station. The Fish Island development area sits immediately adjacent, being a new creative hub in East London.

Hackney Wick is popular with independent retailers, cafes and galleries, and is home to the highest concentration of artists and creatives in Europe, along with many professionals and families, given its proximity to green space, the City, transport links and a thriving cultural scene.

**Nearby**

## Hackney Wick - Pub / Bar Opportunity

### Fully-Fitted with External Beer Garden


[Click here for Street View](#)

### Accommodation

Arranged over Upper-Ground & Lower-Ground floors, along with an external beer garden, providing the following approximate areas.

Upper-Ground Floor	708 sq ft
Lower-Ground Floor	1,403 sq ft
External Beer Garden	525 sq ft
<b>Total Internal Area</b>	<b>2,111 sq ft</b> 196.19 sq m

### Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£46,000</b>
<b>Payable 2023/24</b>	<b>£22,954</b>

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

### Legal costs

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

### EPC

An Energy Performance Certificate is available upon request.

### Lease

An assignment of the existing lease, due to expire on 16 April 2037, held outside of The 1954 Act, at a passing rent of £77,500 pax.

### Premium

A premium of £90,000, subject to contract, is sought for the benefit of the leasehold interest, fixtures and fittings, and premises licence.

### Premises Licence

Sale of alcohol:  
 Mon - Thurs: 11am - 11pm  
 Fri - Sat: 11am - 1130pm (Sun: 11am - 10pm)

### Contact

For further information please contact:

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