



james.moorhouse@jmcommercial.co.uk
0208 785 7960 www.jmcommercial.co.uk

PUBLIC HOUSE TO LET

"THE OLD ROSE" THE HIGHWAY, LONDON, E1W 2BX 182 sq m NIA £75,000 PAX

LOCATION

The property is located in the London Borough of Tower Hamlets. It occupies a prominent pitch at the junction with Chigwell Hill and the Highway (A1203).

The premises have good public transport links with Shadwell and Wapping London overground stations are in close proximity. Several bus routes serve the area. National retailers trading in the immediate vicinity include McDonalds and BP petrol station/shop.

DESCRIPTION

The premises comprise a detached, 3 storey building. They are brick built with a pitched slate roof. They are believed to have been constructed in the mid 1800's. They are situated in a designated Conservation Area.

The actual pub is designed over basement and ground floor levels. There is a small rear single storey extension leading to an open yard. The property last traded 12 years ago and requires a complete refit and total modernization. It was previously traded by Enterprise Inns.

A rent free period or another form of concession will be considered subject to the rental bid and the amount of rent deposit paid.

ACCOMMODATION

The premises were previously measured by architects. We are advised that the net internal floor areas they calculated are as follows:-

Ground floor 91 sq m

Basement 91 sq m

TOTAL NIA 182 M2 or 1,959 SQ FT

RATEABLE VALUE Under the 2017 rating list the rateable value is £8,250. The rateable value under the 2023 list is £4,500. Interested parties are advised to check the UBR to establish the rates payable.

VAT The premises are elected for VAT and therefore VAT is payable on the rent.

RENT £75,000 per annum exclusive payable quarterly in advance.

LEASE TERMS The premises are available on a new FRI lease for a term to be agreed by a term of negotiations.

LICENCE The existing alcoholic expired, and the property is to be let subject to a new on sales licence being granted.

E.P.C This will have to be undertaken once the property is re-fitted. The demised premises have no operational heating system in place.

FURTHER INFORMATION: -

For further details, floor plans or access please contact the sole agents JM Commercial Ltd

Tel: +44 (0)20 87857960

Email: james.moorhouse@jmcommercial.co.uk

Website: www.jmcommercial.co.uk



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