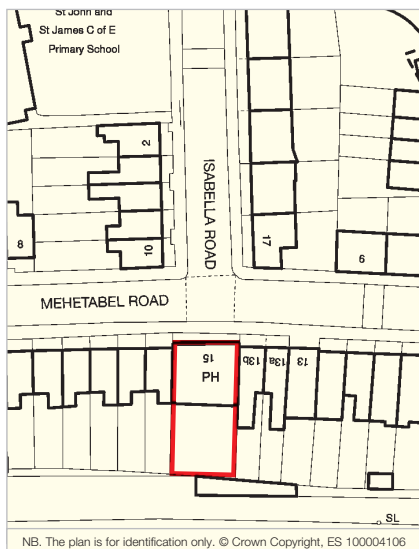


## London E9 Chesham Arms 15 Mehetabel Road Hackney E9 6DU

- **Attractive Freehold Public House Investment**
- Well located in a residential area within 0.5 miles of Hackney Central and Homerton Rail Stations
- Entirely let on a lease expiring in 2030 (no breaks)
- Personal guarantor
- No VAT applicable
- Rent Review 2020
- Total Current Rents Reserved  
**£60,000 pa**

### SIX WEEK COMPLETION AVAILABLE



**Tenure**  
Freehold.

**Location**  
Hackney lies approximately 4 miles to the north-east of Central London, being between Highbury and Stratford. The area affords excellent public transportation facilities with Hackney Central and Hackney Downs rail stations lying at either end of Amhurst Road. The property is located in Homerton, a densely populated and cosmopolitan area within the London Borough of Hackney, some 3 miles north-east of the City of London. The property is situated in a residential area on Mehetabel Road, opposite its junction with Isabella Road and close to the National Trust owned Sutton House. The A102 (Homerton High Street) and The City Academy are some 125 yards north of the property, Homerton Hospital is a short distance to the north-east, Hackney Central Rail Station is some 0.4 miles east and Homerton Rail Station is some 0.5 miles west of the property.

**Description**  
The property is arranged on basement, ground, upper ground and first floor to provide a ground floor public house with basement cellar/storage and kitchen on the upper ground floor. The first floor provides managers living accommodation comprising three rooms, kitchen and bathroom. Externally, the property benefits from a beer garden to the rear.  
NB. The property has been listed as an asset of communal value.

The property provides the following accommodation and dimensions:

<b>Basement</b>	93.8 sq m	(1,009 sq ft)
<b>Ground Floor</b>	109.5 sq m	(1,179 sq ft)
<b>Upper Ground Floor</b>	8.2 sq m	(88 sq ft)
<b>First Floor</b>	93.6 sq m	(1,008 sq ft)
<b>Total</b>	305.1 sq m	(3,284 sq ft)

### **Tenancy**

The entire property is at present let to FLETCH FLETCHER LTD and guaranteed by Andrew Bird for a term of 15 years from 2nd April 2015 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### **VAT**

VAT is not applicable to this lot.

### **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### **Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Jeremy Pollins, Waller Pollins Goldstein. Tel: 0208 238 5858 e-mail: [jpollins@wallerpollins.com](mailto:jpollins@wallerpollins.com)