



THE DUKE OF RICHMOND

316 Queensbridge Road, Hackney, E8 3NH

VIRTUAL FREEHOLD: £500,000 PLUS VAT | REF: 4256569

KEY HIGHLIGHTS

- Guide Price Reflects 12% Gross Yield
- 20 Year Lease in Place from July 2025
- £60,000 per annum rent
- Lock up Ground Floor and Basement Property
- External Seating Below Heated Canopy
- 232 sqm - Energy Rating B



LOCATION

Situated at 316 Queensbridge Road, Hackney, London, E8 3NH, The Duke of Richmond is a notable neighborhood pub and restaurant occupying a prime corner location at the intersection of Queensbridge Road and Richmond Road. This establishment offers both indoor and outdoor seating areas and the location boasts excellent public transport links and proximity to local amenities and green spaces, making it a highly visible and accessible venue within a vibrant and culturally rich community.

DESCRIPTION

The Duke of Richmond is a well-established neighborhood pub and restaurant. The property features an elegant dining space and an outdoor seating area for al fresco dining on the ground floor and a basement kitchen. It is positioned at a prime corner location with excellent public transport links and surrounded by local amenities and a vibrant community.

THE OPPORTUNITY

This is a virtual freehold held on a 999 year lease dated 13.10.1999 with peppercorn rent.

TENURE

The property was let on a fully repairing and insuring underlease, contracted in to the landlord and tenant act 1954, for a term of 20 years, in July 2025. The annual rent is £60,000 plus VAT and is subject to 5 yearly rent reviews. A 4 month rent deposit, increasing by an additional 2 months on the 1st anniversary of the lease, and a personal guarantee has been secured from the tenant.

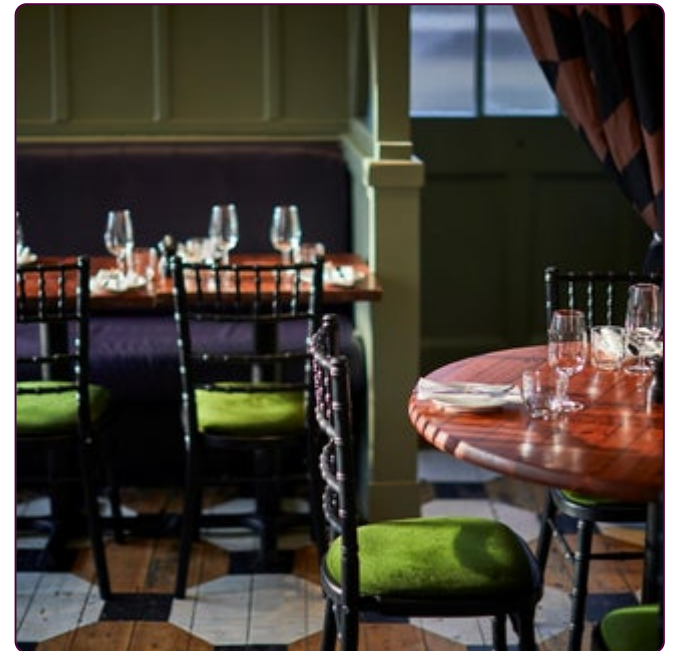
Description	Square Meters	Square Feet
Ground Floor	124.82	1,343.51
Basement	107.39	1,155.94
Gross Internal Area (GIA)	232.21	2,499.49

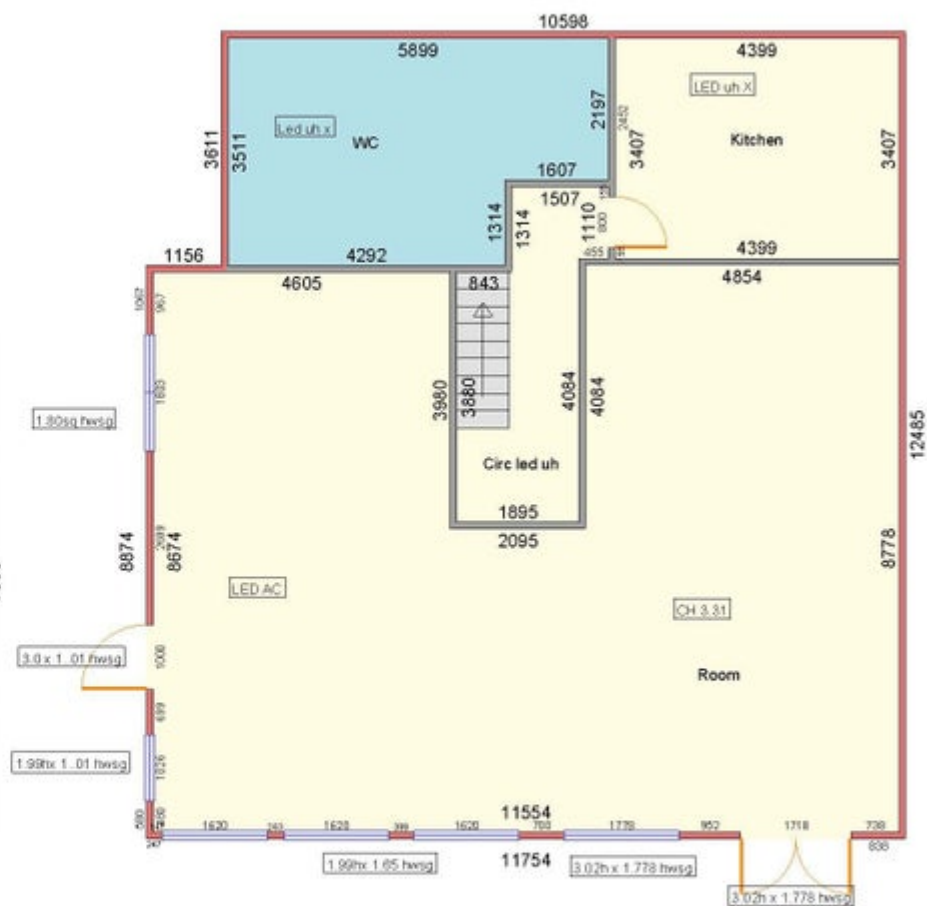
PLANNING PERMISSIONS

The property is located in a Conservation Area and is Listed, Grade II. We are not aware of any recent planning applications in relation to the property.

BUSINESS RATES

The VOA lists the property as a restaurant and premises with a rateable value of £34,500 from April 2023. The local authority is Hackney Council.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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