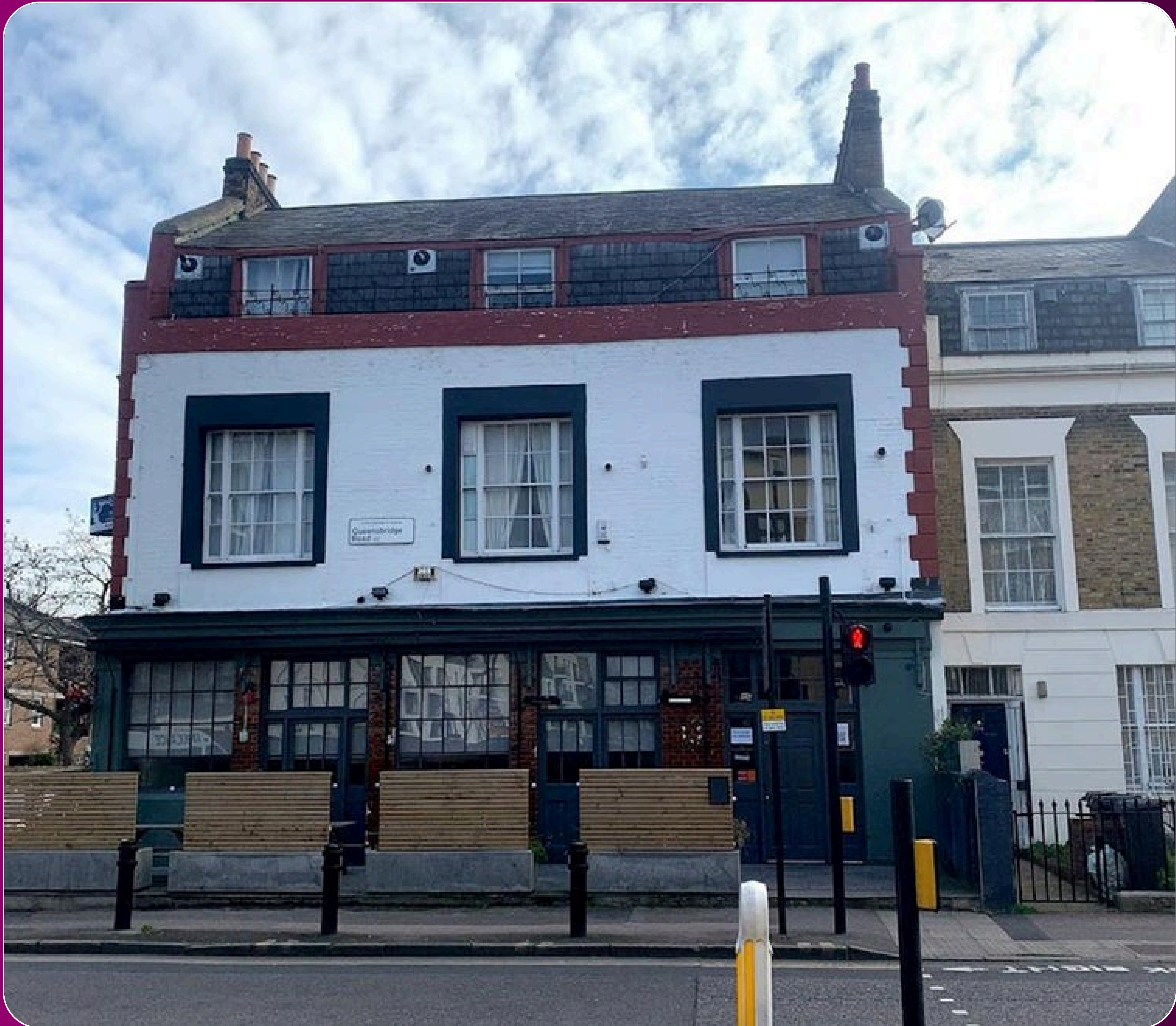


The Duke of Richmond

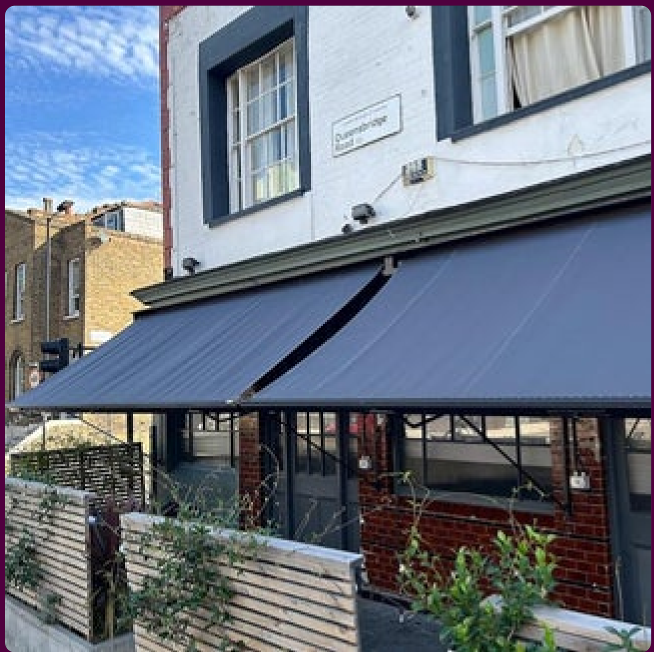
316 Queensbridge Road
Hackney
E8 3NH

Leasehold:
Offers in excess of £50,000
Annual Rent: £67,500

Ref: 2457385

KEY HIGHLIGHTS

- Lock up Ground Floor and Basement Property
- 70 Cover Restaurant
- 30 External Covers Below Heated Canopy
- Open Kitchen on Ground Floor
- Dark Kitchen in Basement
- 232 m2 / Energy rating B



DESCRIPTION

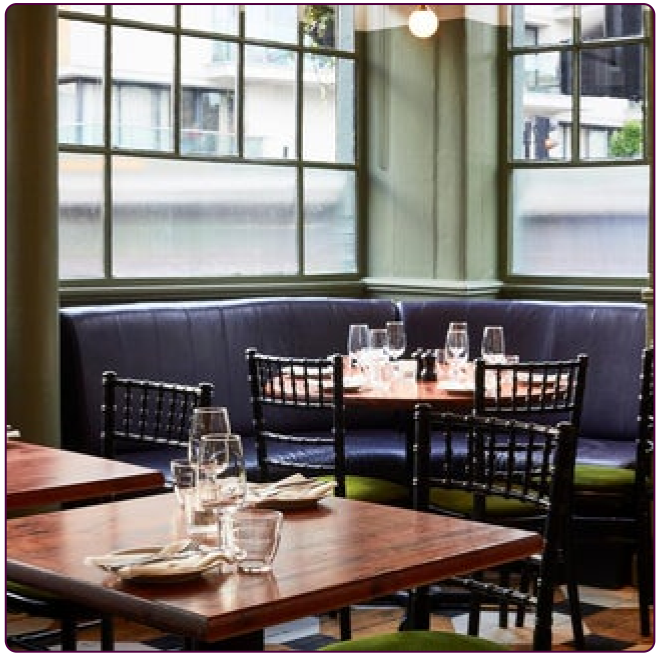
The Duke of Richmond, located at 316 Queensbridge Road, Hackney, London, E8 3NH, is a well-established neighborhood pub and restaurant known for its modern European cuisine made from British seasonal produce. The property features a cozy pub area, an elegant dining space, and an outdoor seating area for al fresco dining. It also includes a dedicated event space for private functions. Positioned at a prime corner location with excellent public transport links and surrounded by local amenities, The Duke of Richmond benefits from a local vibrant community, making it an attractive leasehold opportunity.

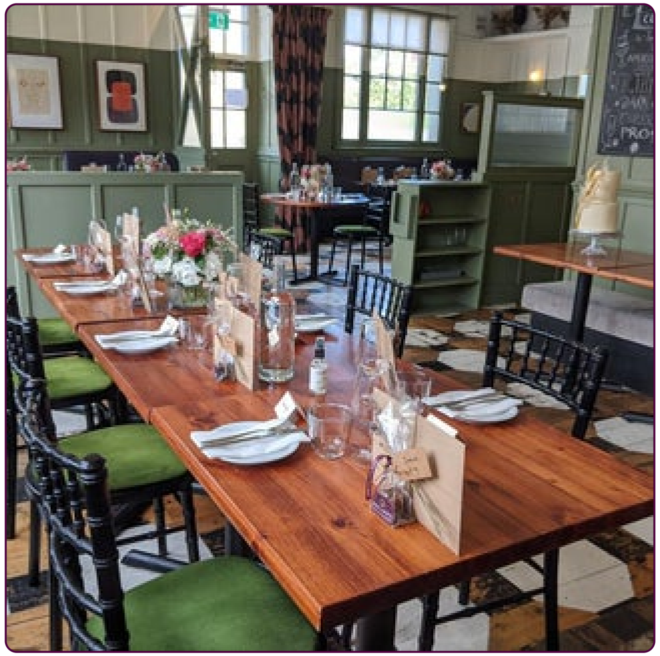
LOCATION

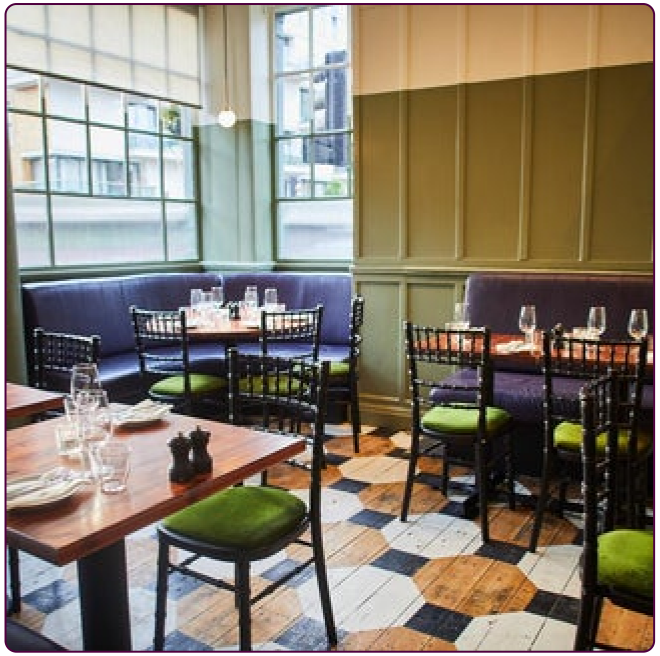
Situated at 316 Queensbridge Road, Hackney, London, E8 3NH, The Duke of Richmond is a notable neighborhood pub and restaurant occupying a prime corner location at the intersection of Queensbridge Road and Richmond Road. This establishment is offers both indoor and outdoor seating areas and the location 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.

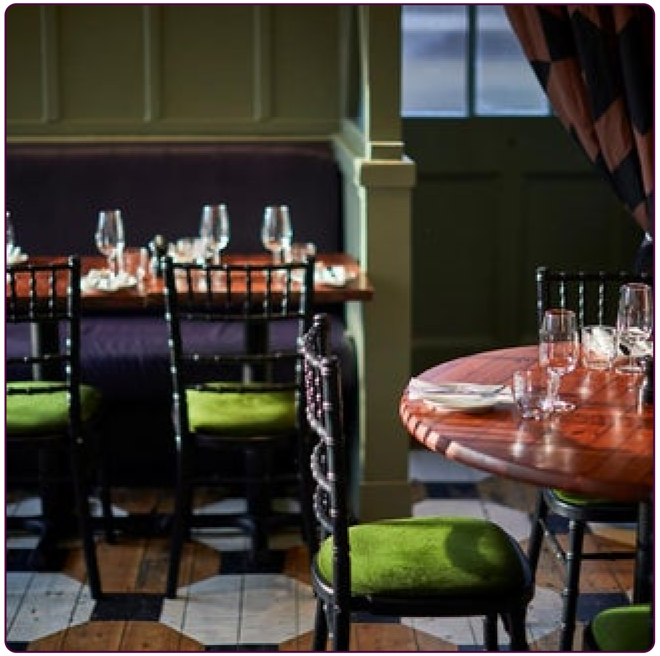
THE OPPORTUNITY

There is a fantastic opportunity for an experienced restaurant operator, to either carry on the existing food offer or establish a brand new concept in this property. A commercially focussed operator will drive repeat business by offering a fantastic menu and service, maxmise the opening hours and make full use of the dark kitchen.









INTERNAL DETAILS

- Open plan trade area with bar servery
- 70 Internal covers
- Open Kitchen
- W.C's
- Basement includes a dark kitchen, pot wash area, office, staff toilet, storage and a cellar

EXTERNAL DETAILS

Covered and heated seating for up to 30 guests in front of the pub.

TRADING INFORMATION

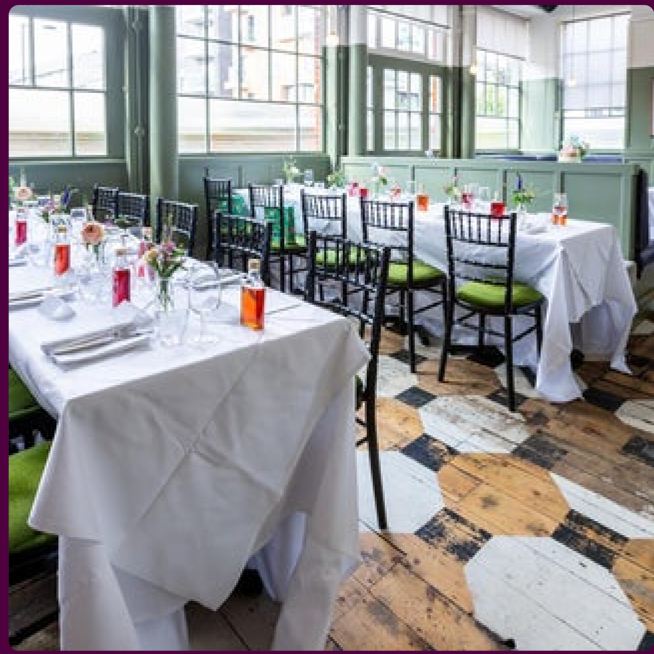
Trading information provided shows that as of September 2024, the business generated an annual turnover of just over £625k net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

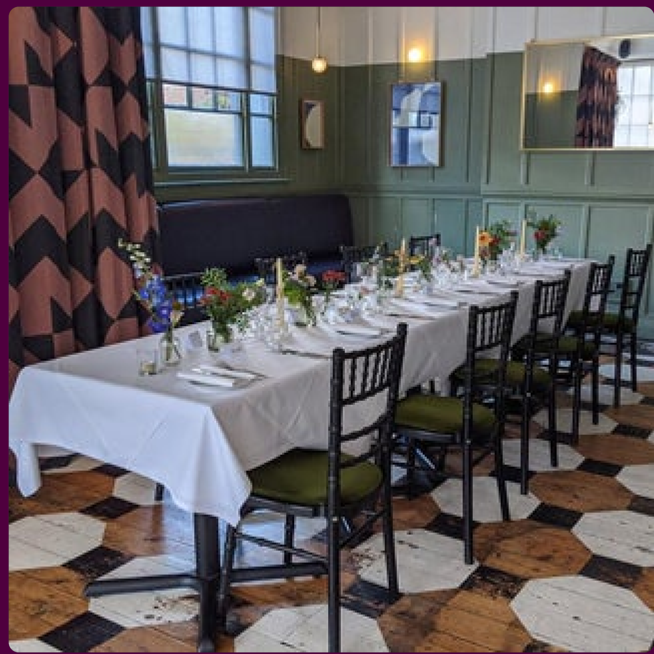
TENURE

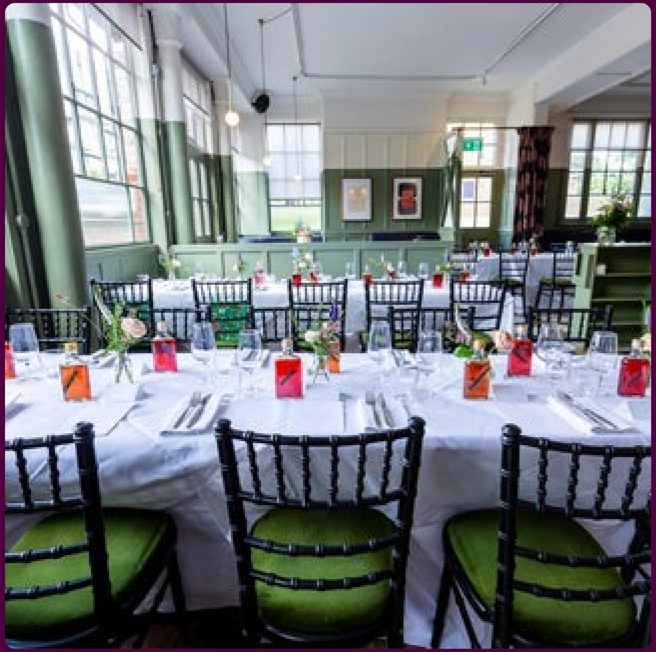
The property is offered on a new, fully repairing and insuring lease, contracted in to the landlord and tenant act 1954, for a term of 20 years. The annual rent is to be £67,500 per annum and will be subject to 5 yearly reviews. A 3-6 month rent deposit and personal guarantees are sought by the landlord.

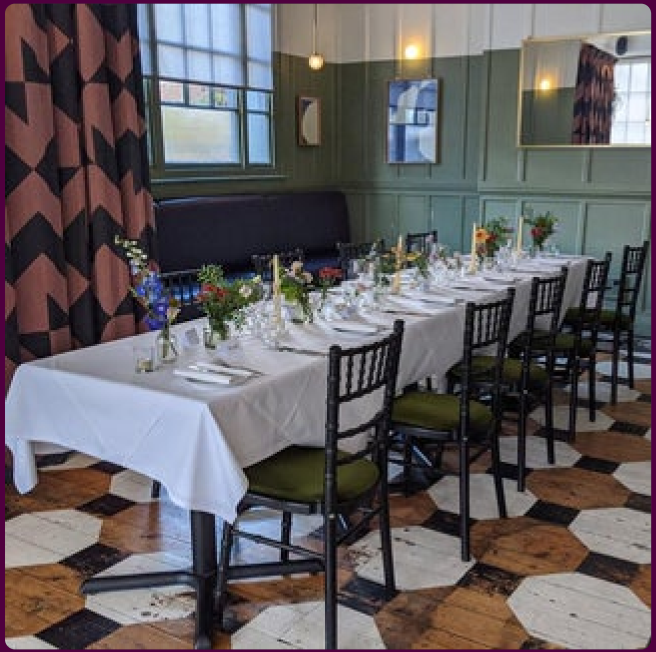
FIXTURES & FITTINGS

Trade fixtures and fittings in the property are included in the sale.









TRADING HOURS

The opening hours of the premises are as follows:

Monday to Tuesday: Closed
Wednesday to Thursday: 17:00 - 23:00
Friday to Saturday 12:00 - 23:30
Sunday 12:00 - 23:00

Licensable activities authorised by the licence - late night refreshment and supply of alcohol.

Licensed opening hours:

Sunday to Wednesday – 10:00 to 11:30
Thursday to Saturday – 10:00 to 00:30

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.

STAFF

The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the property and business, and also the registrations, licences, permits and certificates required to trade.

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

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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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

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

DAVID WILSON

Associate Director

T: +44 7764 241 364

E: david.wilson@christie.com

CHRISTIE & CO