



Birds

692 High Road, Leytonstone, London, E11 3AA

Tenure - **Leasehold & Contents**

Guide Price - **£50,000**

Fleurets
Leisure Property Specialists



Summary

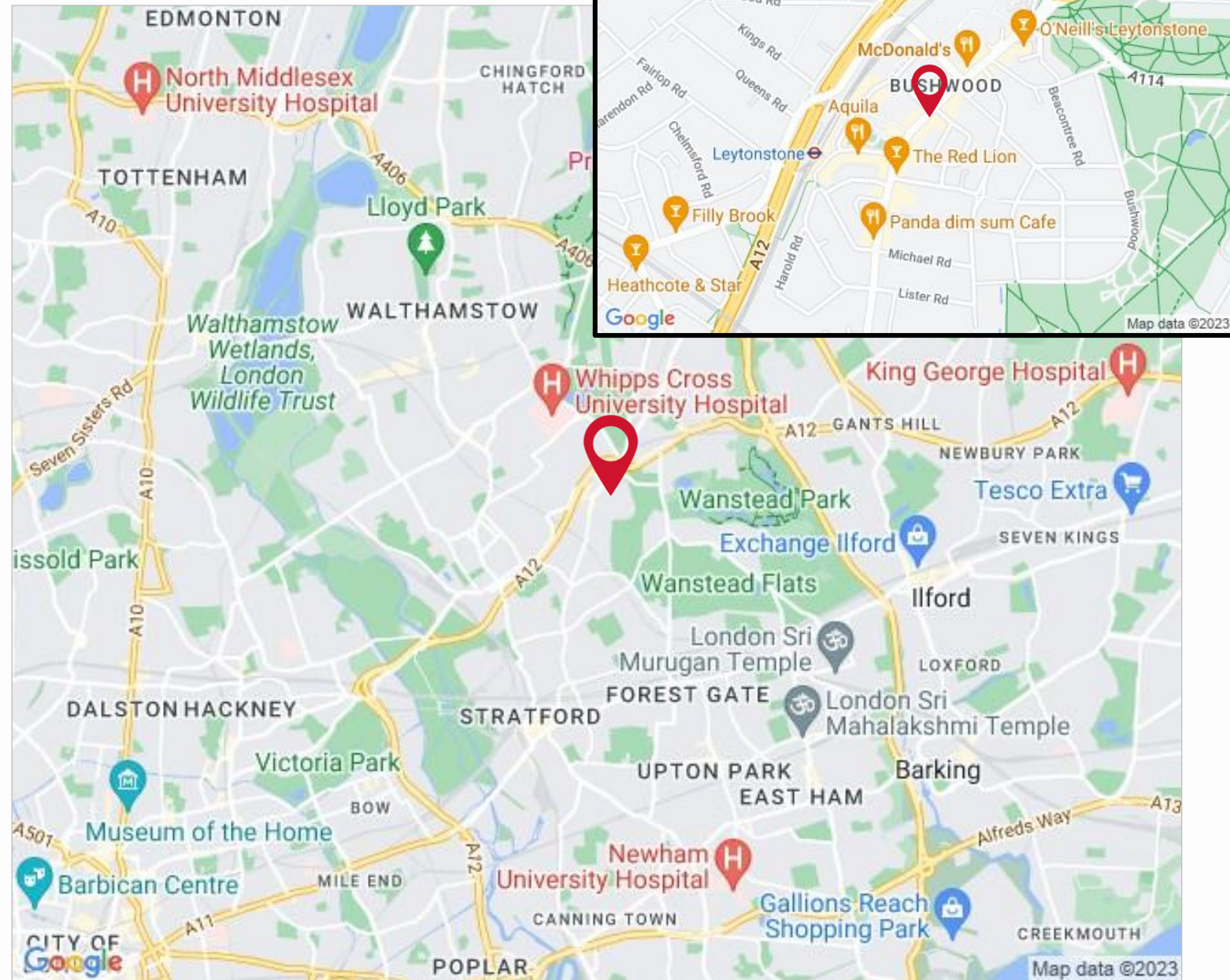
- Free of Tie lease
- Prominent town centre location
- Substantial property with two flats and further letting rooms
- Open plan trade space and function room
- Part decked external drinks terrace
- www.thebirds.pub

Location

Located in the centre of Leytonstone, East London which is circa 1 mile north of Stratford and ½ mile south of Wanstead. Located on the High Road (A106), 200m from the Green Man Interchange with the A12. The property forms part of the main retail pitch in Leytonstone with nearby leisure and retail operators being McDonalds, The Walnut Tree (JD Wetherspoon), Costa Coffee, Matalan and the Red Lion pub.

Description

A substantial attractive three storey Victorian period property with extensions at rear. Extensive glazed picture windows to ground floor frontage and return, exposed brick upper parts to parapet roof. Rear external drinks terrace with part timber decked space.



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Accommodation

Urban style open plan ground floor bar space with high ceilings, timber flooring, murals to walls and feature fireplace. Centrally located bar servery. Trade kitchen with mechanical extraction and manager's office.

First Floor

Substantial function room (Eyrie Room) with good natural light, high ceilings, bar servery, ladies and gents toilets. Space for 100 covers standing, 70 covers seated. One bedroom flat with separate access.

Second Floor

Four large letting rooms, one studio flat, four shared shower cubicles, shared w.c and shared kitchenette space.

Basement beer store and storage space.

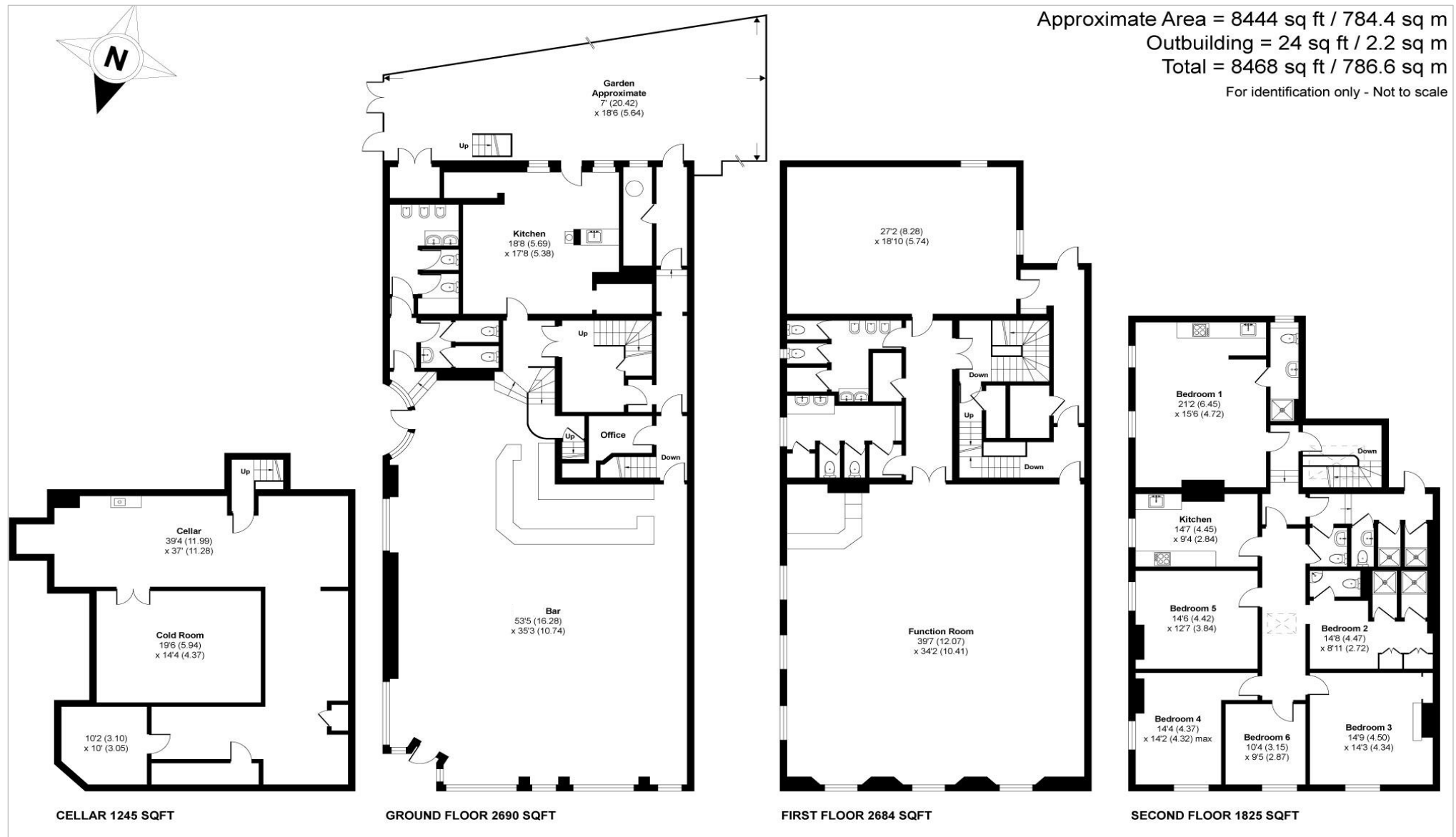
Trade

Trading as an urban style modern community pub offering food and community events including film nights, kids table, quiz nights and live music/DJ's. The first floor Eyrie Room is often let for private functions such as weddings, family parties and community events.

We believe there is potential to grow the function room trade as well as introduce letting rooms to the extensive space in the upper parts.



Floor Plan







Tenure

Leasehold. Free of tie lease. 20 years with effect from April 12th 2017 on full repairing and insuring terms with a passing rent of £130,000 per annum

Business Rates

The property is in an area administered by Waltham Forest Council. The property is described in the VOA website as 'Public House, Hostel and Premises' and shows a Rateable Value of £51,400 (with effect from 1st April 2023).

Planning

The property is not listed nor situated in a conservation area.

Services

We are advised that the premises are connected to all mains services.

Premises Licence

A premises licence prevails, the main licensable activities being:

- Supply by retail of alcohol:

Monday to Thursday:	11.00 am to 12.00 midnight
Friday to Saturday:	11.00 am to 1.00 am
Sunday:	11.00am to 12.00 midnight
- Live, music, recorded music and anything of a similar description:

Monday to Thursday:	11.00 am to 12.00 midnight
Friday to Saturday:	11.00 am to 1.00 am
Sunday:	11.00am to 12.00 midnight

EPC

The property has an EPC rating of C.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Further Information & Viewing


For further information and to arrange a viewing, please contact Andy Frisby at Fleurets London office – 020 7280 4700.



For further information please log onto **fleurets.com** or give Andy a call.

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