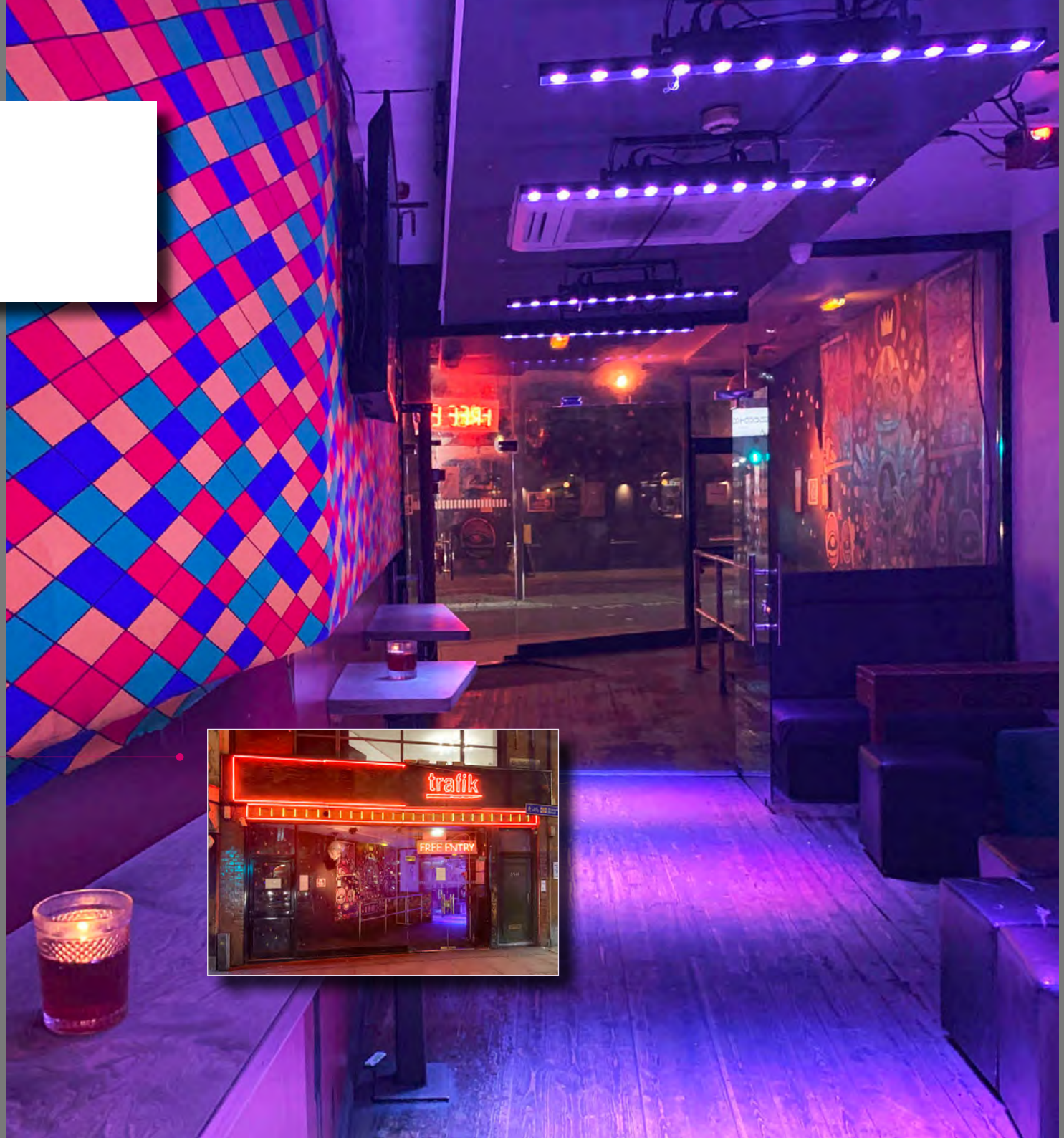


## Traffik Late Night Bar/Club For Sale

**331 Old Street  
London EC1V 9LE**

- New Free of Tie Lease
- 200 Capacity
- Close Proximity to Shoreditch High Street and Old Street Stations.
- 3am Premises Licence
- Exceptionally low business rates
- Lease comes With Landlord and Tenant Rights

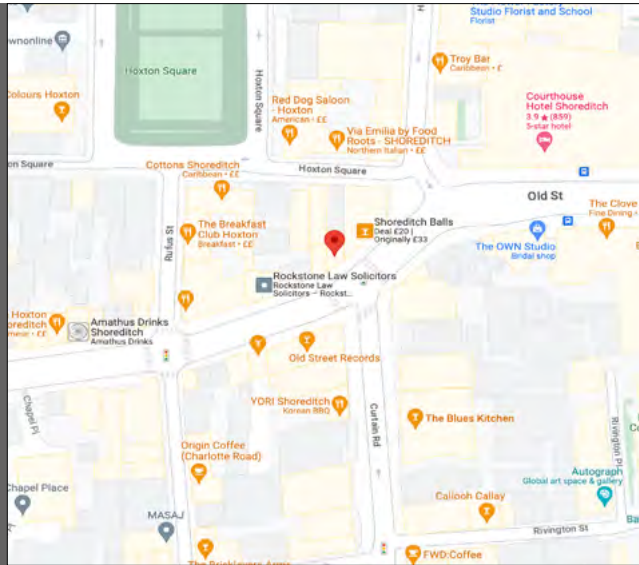




## LOCATION

The property occupies a highly prominent position on Old Street and backs onto Hoxton Square which offers an occupier an enviable position with high visibility

Shoreditch is one of London's most vibrant, diverse and sought after locations; favoured by both innovative start ups and some of the largest TMT organisations as well as a wide choice of restaurants, coffee houses, bars, clubs and hotels.



## DESCRIPTION

With two floors Traffik can accommodate a wide variety of events. The lower ground floor interior predominately replicates graffiti art, while the upstairs embraces pop culture to create a colourful and vibrant area.

## LICENCE

A Premises Licence prevails. The main licensable activities being:

Sale by Retail of alcohol for consumption on and off the premises.

Monday – Thursday is now 10:00 - 02:00  
Friday and Saturday is now 10:00 - 03:00  
Sunday is 12:00 – 00:00

## BUSINESS RATES

The property is an area administered by The London Borough of Hackney. The VOA website shows the current rateable value is £24,500 giving rise to rates payable of approximately £3056 per annum for qualifying businesses. The rates payable incorporates the Retail, Hospitality and Leisure Relief Scheme.

## TERMS

A New 15 Year Lease with 5 yearly upward only rent reviews is available. The lease will be within the Security of Tenure Provisions of Part 2 of the Landlord and Tenant Act 1954 (as amended).

## PREMIUM

The seller requires a premium for the benefit of the lease and their goodwill. Price on application.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:  
James Bacon  
Mob: 07501 598 981  
Email: james@murraycommercial.co.uk