

TO LET

The Albion Pub, 36 Lauriston Road, London, E9 7EU

2,992 sq ft

Prime East London former pub without tie



Description

The site is broadly rectangular shaped extending to approximately 0.07 acres (0.028 hectares), with primary frontage onto Lauriston Road.

Location

Located in the heart of East London this former pub is arranged over the basement, ground and first floors with some interesting original features. The former pub benefits from its proximity to London Fields and Victoria Park. Lauriston Road is a predominately residential road but has a number of commercial, leisure and community facilities nearby.

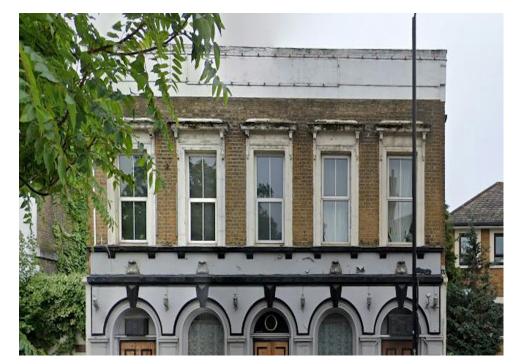
The surrounding area is characterized by two to three storey terraced housing, however, opposite the site lies the St John of Jerusalem Church and next door is the Hampden Chapel.

The site is well connected, with London Fields Overground Station approximately 0.6 miles to the West and Homerton 0.5 miles to the North. The 277/N277 bus route stops on Lauriston Road, providing services towards Crossharbour and Dalston Junction.

Key points

- Situated in close proximity to Well Street, Victoria Park and London Fields Overground Station
- Prime East London location
- Original features
- Opposite St John of Jerusalem Church

- Site area of 0.07 acres (0.028 hectares)
- Well-presented
- Close to transport links
- Former pub





The Albion Pub, 36 Lauriston Road, London, E9 7EU





Rents, Rates & Charges

Lease	
Rent	Rent on application
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	B (39)

Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 16/08/2024

The Albion Pub, 36 Lauriston Road, London, E9 7EU