



7 Church Lane, London, E11 1HG

Licensed music venue near Leytonstone Station, full of character and ready for a new creative user to bring it back to life

- Creative Cornerstone in the Heart of Leytonstone
- Licensed Premises Ready for Revival
- Music Venue with Endless Potential
- Characterful Commercial Space Moments from the London Underground

Summary

Available Size	1,298 sq ft
Rent	£25,000 per annum
Rates Payable	£15,469 per annum We recommend ingoing tenants make further enquiries to the local authority.
Rateable Value	£31,000
EPC Rating	Upon enquiry

Description

The property offers a rare opportunity to take over a premises operating as a live music venue. Arranged over ground and lower ground floors, the space retains much of its character, including a dedicated performance area, bar space, WC facilities and potential for a small kitchen. The unit would suit a variety of uses for the delivery of live music and events. With high ceilings, exposed brickwork, and an eclectic charm, this site presents an exciting chance to reimagine a long-standing local favourite.

Location

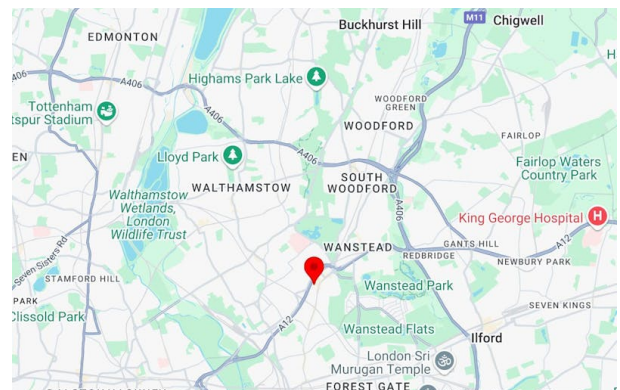
Situated in the heart of Leytonstone, within a prominent position just off the High Road and within a short walk of Leytonstone Underground Station (Central Line), providing swift access to Stratford and the City. This vibrant neighbourhood blends independent shops, bars, cafes, and cultural venues, benefitting from a strong local following and increasing footfall. The property also lies close to the High Street, anchoring it within a lively, well-connected community.

Proposals

We are inviting proposals from interested parties who wish to breathe new life into this unique venue. Given its long-standing identity as a live music space, we are seeking creative, hospitality, or cultural concepts that complement the area's vibrant character. All proposals should include a business plan outlining the concept and operations. Information on experience, background of the operator and financial position along with proposed lease terms and timeline for occupation. Uses will be considered subject to planning, and the landlord is open to discussing flexible terms with the right operator. Proposals will be assessed based on viability, local relevance, and the ability to deliver a positive and sustainable contribution to the area.

Accommodation

Description	sq ft	sq m
Ground floor area	614	57.04
Basement Area	684	63.55
Total	1,298	120.59



Viewing & Further Information

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