

## FREEHOLD PUB FOR SALE

Islington, London



### DUCHESS OF KENT PH, 72 PREBEND STREET, ISLINGTON, LONDON, N1 8PR

- Total gross internal area approx. 523 sq m (5,627 sq ft).
- Total site area approx. 185 sq m (2,000 sq ft).
- End of terrace corner Public House located within 500 metres of the heart of Islington/Angel.
- Self-contained access to the upper parts which comprises of 11 rooms.

**FREEHOLD** - with vacant possession upon completion

**OFFERS INVITED** (VAT will be applicable)

**SUBJECT TO CONTRACT** sole selling rights

LonF551

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

A.R. Alder BSc (Hons) MRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc(Hons) MRICS

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## Location

The property is located at the junction of Prebend Street and Coleman Fields with the amenities of Essex Road (A104) and Upper Street (A1) are located within short a walking distance to the west. The nearest Underground station is Angel which provides access to the 'Northern Line' and lies less than one kilometre to the south west. Essex Road Railway Station lies less than 300 metres to the north west.

## Description

An imposing corner building constructed over three storeys above part basement beneath a tile covered mansard roof. The ground floor elevation is painted with the upper parts of exposed brickwork. The ground floor trading area is open plan decorated in a traditional style fitted with an 'L' shape bar servery and carpet flooring. A set of customer wc's lie to the rear of the bar area. The upper parts benefit from self-contained access off Coleman Fields. The first floor comprises a five rooms and two wc's. The second floor provides a further six rooms, a kitchen and a shower room with wc. The basement is used as a cold beer store and general ancillary storage are. Based upon measurements taken using the online Promap measuring system it is calculated that the site area extends to approximately 185 sq m (2,000 sq ft) with a building footprint of circa 175 sq m (1,883 sq ft).

A site plan and a set of floor plans are attached.

We have been advised that the gross internal floor areas are as follows:-

Ground floor: 170 sq m (1,829 sq ft)

First floor: 154 sq m (1,657 sq ft)

Second floor: 105 sq m (1,130 sq ft)

Basement: 94 sq m (1,011sq ft)

**Total: 523 sq m (5,627 sq ft)**

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From enquiry of Islington Borough Council it is understood that the pub historically held a Premises Licence which enabled the sale of alcohol from 12:00 noon until 11:00pm on Sunday, from 10:00am until 11:00pm on Monday to Wednesday, from 10:00am until midnight on Thursday and from 10:00am until 1:00am on Friday and Saturday.

## Planning

From enquiry of Islington Borough Council, it is understood that the property is not listed and is situated within the Arlington Square Conservation Area.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a rateable value of £13,600. The Rateable Value has been reduced from the 2010 entry of £19,600.

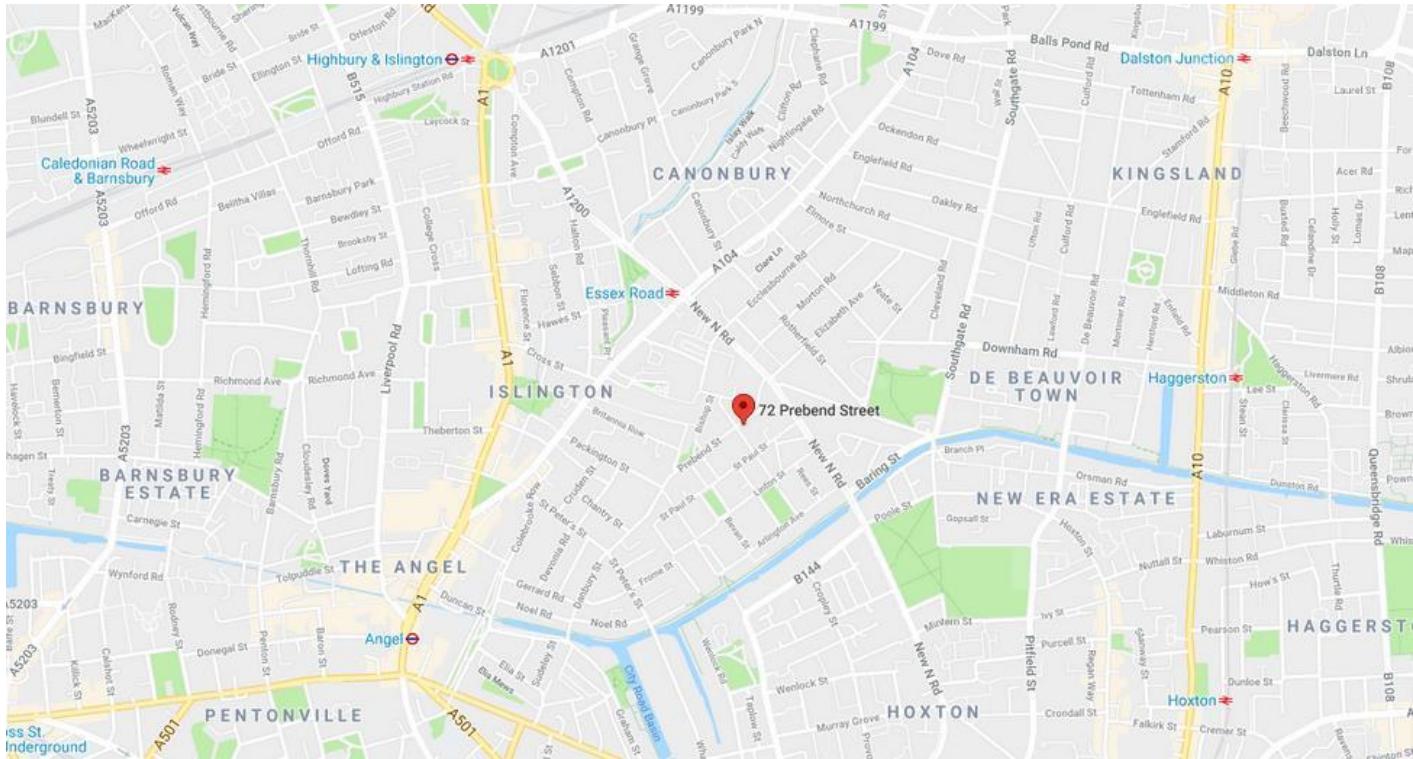
## Basis of Sale

Offers are invited on an unconditional basis (VAT is applicable in addition).

## Viewings & Further Information

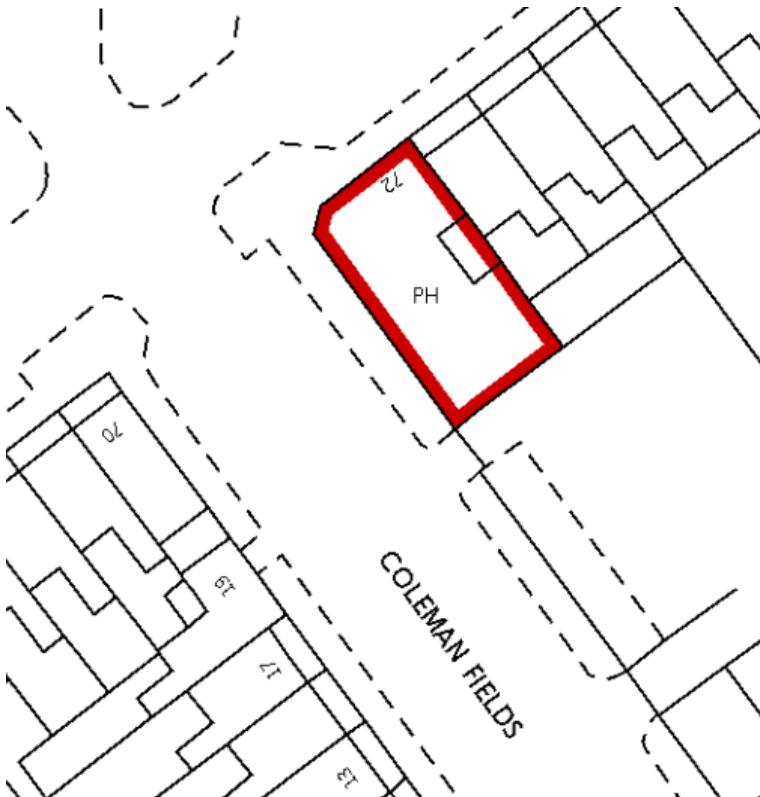
For further information, please contact either Anthony Alder or Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: [anthony.alder@agg.uk.com](mailto:anthony.alder@agg.uk.com) or [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## Location Plan



Source: Google Maps. Not to scale – provided for indicative purposes only.

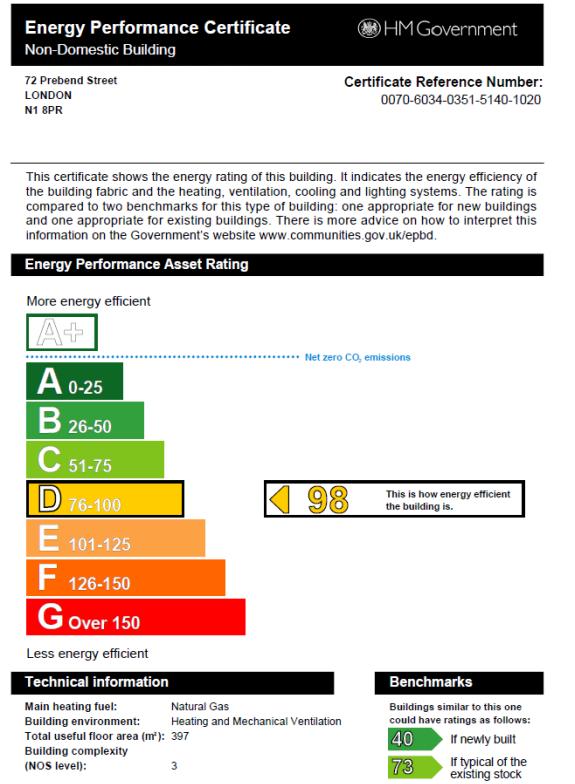
## Site Plan



Source: HM Land Registry.

Not to scale – provided for indicative purposes only.

## EPC

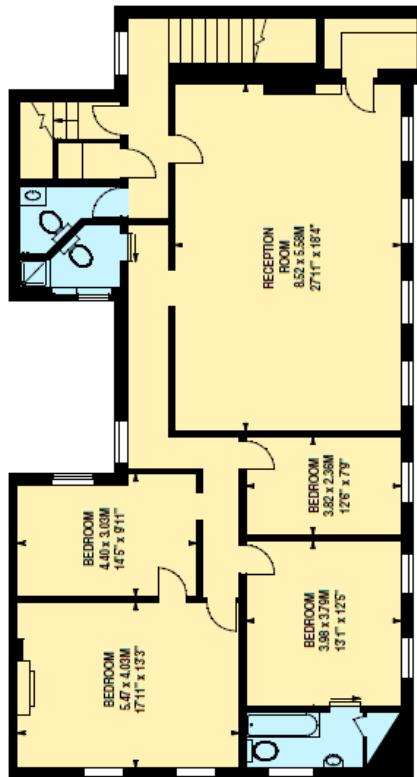


Not to scale – provided for indicative purposes only.

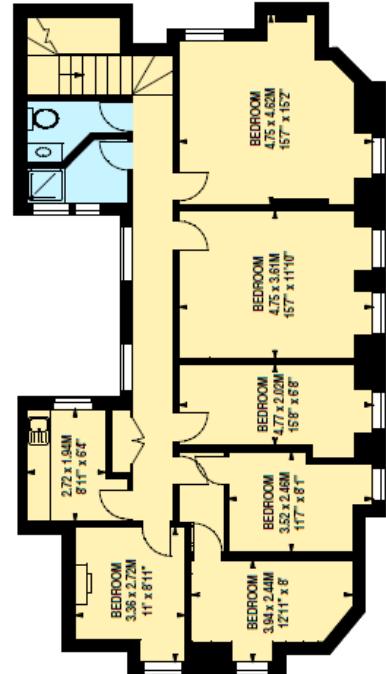
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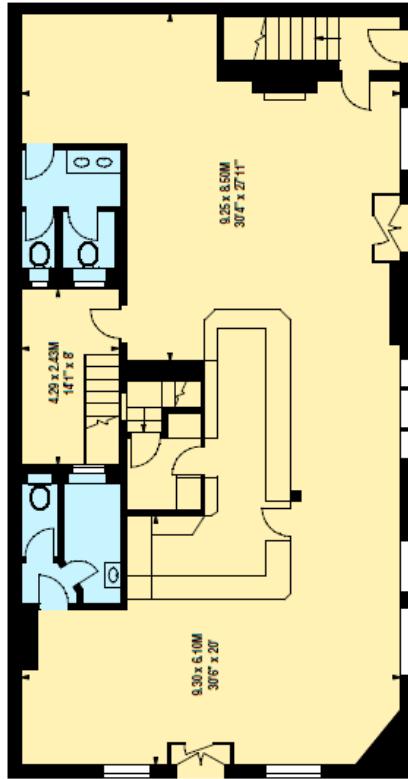
Approximate Gross Internal Area 5225 sq m / 5624 sq ft



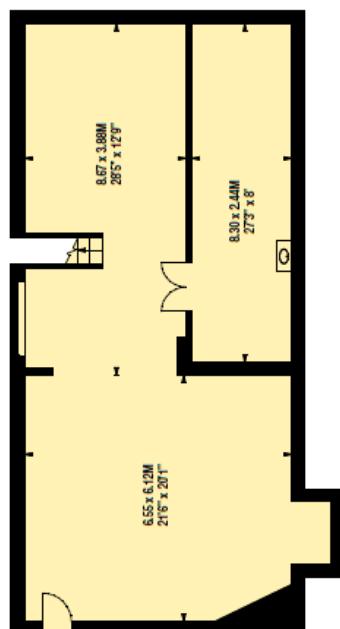
First Floor  
153.6 sq m / 1653 sq ft  
Ceiling Height 3.00M



Second Floor  
104.5 sq m / 1105 sq ft  
Ceiling Height 2.5M



Ground Floor  
170.2 sq m / 1832 sq ft  
Ceiling Height 3.00M



Lower Ground Floor  
94.2 sq m / 1014 sq ft  
Ceiling Height 2.10M