

NORTH LONDON – ZONE 2 FREEHOLD PUB FOR SALE OR TO LET WITH PLANNING PERMISSION



FORMER ADMIRAL MANN PH, 9 HARGRAVE PLACE, LONDON, N7 0BP

- Situated within the London Borough of Camden between Kentish Town and Holloway
- Gross internal area approx. 414 sq m (4,456 sq ft)
- Total site area approx. 200 sq m (2,150 sq ft)
- Planning permission granted for 4 x flats with a ground floor and basement public house
- May suit alternative uses (subject to obtaining the necessary consents)
- The freeholder will also consider letting the ground floor and basement of the pub

FREEHOLD

OFFERS INVITED (plus VAT if applicable)

SUBJECT TO CONTRACT sole selling rights

LONF481

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property lies between Holloway and Kentish Town approximately 5 kilometres (3 miles) north of London's West-End. It fronts Hargrave Place circa 50 metres east of Brecknock Road (A5200).

Kentish Town rail/tube station and Caledonian Road tube station are all within 10 minutes walking distance which provide frequent services into central London.

A location plan is attached.

Description

The main building is an end of terrace property set out over three storeys above part basement beneath a parapet wall. There is a single storey flat roofed extension linking to a partially divided two storey former stable block at the rear. Internally the pub currently has the following configuration:-

Ground floor: Sub-divided into two bar areas and a set of customer wc's.

First floor: Provides a lounge, domestic kitchen, a shower room and a separate wc.

Second floor: Comprises two double bedrooms and a single bedroom.

Basement Cold beer store with ancillary storage areas.

A site plan and a set of floor plans are attached, please be advised that the floor plans are not to scale and are provided for indicative purposes only.

The approximate gross internal floor areas of the existing building are calculated to be:-

Ground floor	162 sq m (1,743 sq ft)
Basement	60 sq m (646 sq ft)
First floor	96 sq m (1,034 sq ft)
Second floor	64 sq m (689 sq ft)
Separate flat to rear	32 sq m (344 sq ft)
Total	414 sq m (4,456 sq ft)

Using the online Promap measuring system the site area is calculated to be approximately 200 sq m (2,150 sq ft).

NB: The 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

The business is currently closes and does not hold a premises licence. The property historically held a Premises Licence which permitted the sale of alcohol from 10:00am until midnight on Sunday to Thursday and from 10:00am until 1:00am on Friday and Saturday.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £17,000 with effect from 1st April 2017.

Planning

From verbal enquiries of Camden Council it has been established that the property is not listed by English Heritage as being of Special Architectural or Historical Interest but it is locally listed. It does not lie within a conservation area. The pub is listed an Asset of Community Value.

The following planning application was granted on 1st June 2018:-

“Redevelopment of the site including multiple storey rear extensions, a basement extension (to include toilets and a commercial kitchen), mansard roof addition and associated works to 9 Hargrave Place; conversion of part of ground floor and upper floors from Public House (A4) to residential (C3) use and the creation of 3 residential flats (C3).”

Please note: there is a forth flat to the rear of the pub which was not included within the planning application.

Further information on the consented scheme are available from the Local Authority's website:

<https://contact.camden.gov.uk/planning-search/> entering the following Planning Reference No. '2016/7069/P'.

Tenure

The property will be sold with vacant possession except for the one bedroom flat to the rear, this is currently let on an Assured Shorthold Tenancy (AST) which is producing £8,800 per annum

EPC

An EPC has been requested and will be made available in due course.

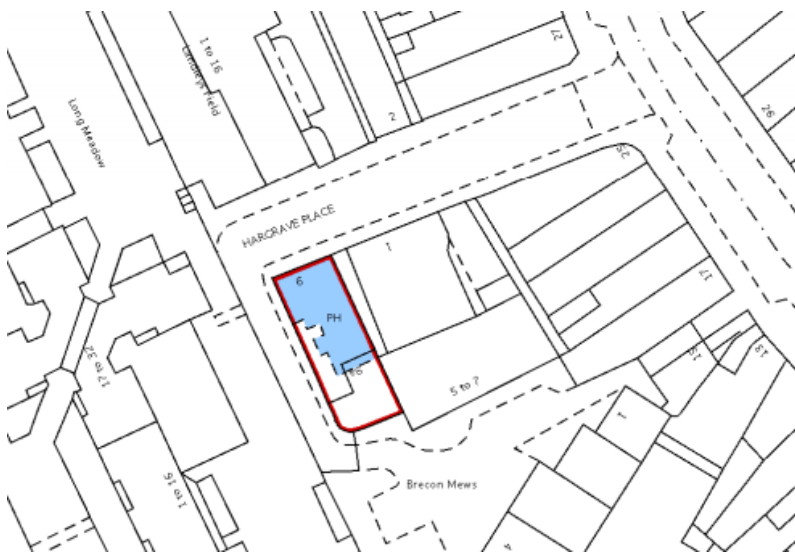
Basis of Sale / Letting

Offers are invited on an unconditional basis for the freehold interest. The freeholder will also consider letting the ground floor and basement pub on a new free-of-tie lease. All terms to be negotiated.

Viewings & Further Information

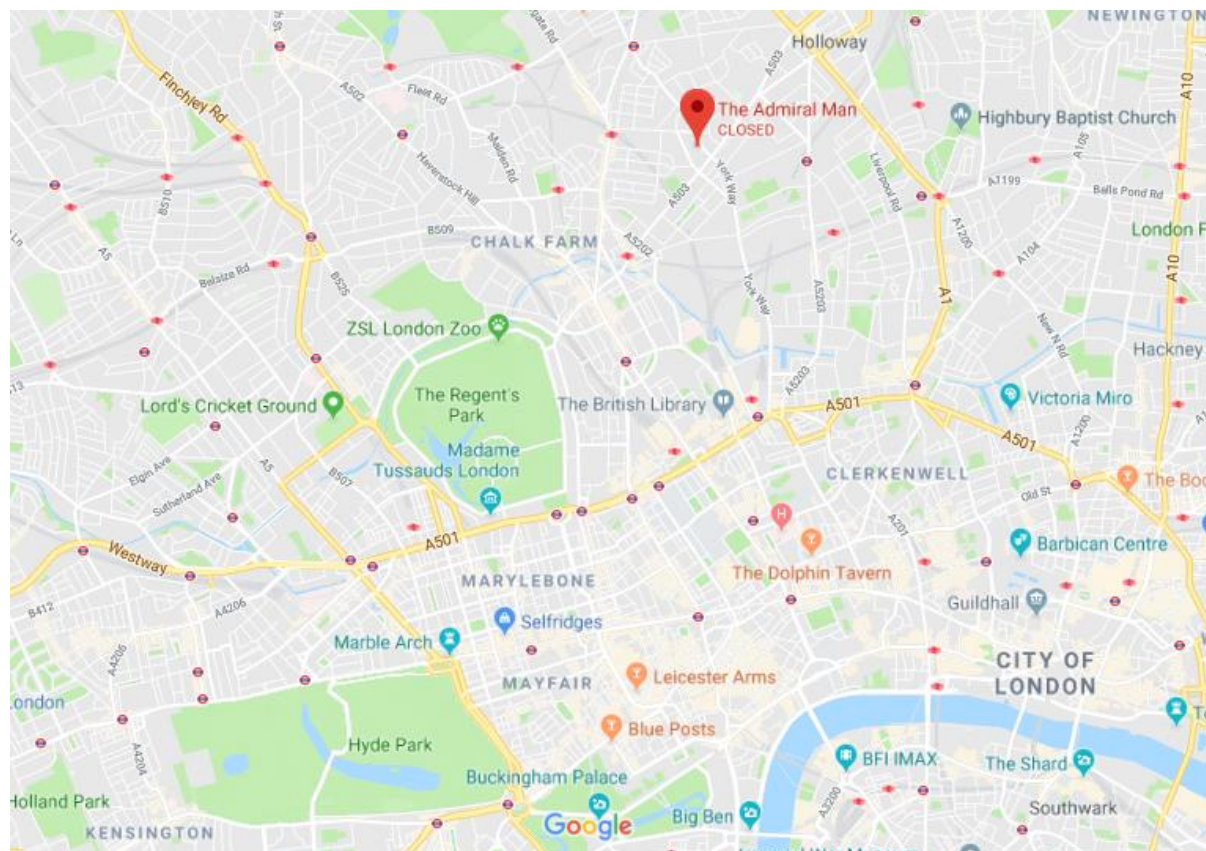
Prospective purchasers are requested to undertake an external inspection in the first instance. For further information or to register to attend on of the above open viewing sessions, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.

Site Plan



NB: The area edged green has been removed from the Title and is not included within this sale.
Source: Land Registry. Not to scale - Provided for indicative purposes only.

A map of the area around The Admiral Mann, showing streets like Leighton Rd, Hilldrop Rd, and Caledonian Road. A red pin marks the location of The Admiral Mann.



Source: Google Maps. Not to scale - Provided for indicative purposes only.