



## PUB LEASE FOR SALE

Close to Old Street, N1

### WILLIAM IV, 7 SHEPHERDESS WALK, LONDON, N1 7QE

- Attractive period public house in a redeveloped district
- Circa 500m north west of Old Street underground station
- Gross internal area approx. 490 sq m (5,280 sq ft)
- Two trading levels with fully fitted trade kitchen
- Four-bedroom domestic accommodation with self-contained access
- Rent passing £46,045 per annum – six years unexpired

### PREMIUM OFFERS INVITED FOR THE LEASEHOLD INTEREST

**SUBJECT TO CONTRACT** sole selling rights

LonL388

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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 is situated on the border of the London boroughs of Hackney and Islington, surrounded by predominantly residential accommodation. It fronts Shepherdess Walk at its junction with Micawber Street. The locality has seen a transformation in recent years with an abundance of new build medium and rise residential development. The pub is broadly equidistant between Angel and Old Street Underground Stations.

A location plan is attached.

## Description

An end of terrace three storey building of traditional Victorian style with brick painted elevations beneath a parapet wall. There is benched seating at the front. The upper parts benefit from self-contained access via Micawber Street.

<b>Ground floor</b>	Open plan trading area with strong levels of natural daylight and servery to side.
<b>First floor</b>	Trade kitchen, function room, large store room, and ladies and gentlemen's customer toilets.
<b>Second floor</b>	Four double bedrooms, bathroom, WC and walk in freezer.
<b>Basement</b>	Used for storage purposes and including a chilled beer store.

<b>Ground Floor</b>	126 sq m (1,357 sq ft)
<b>First Floor</b>	113 sq m (1,219 sq ft)
<b>Second Floor</b>	89 sq m ( 961 sq ft)
<b>Basement</b>	161 sq m (1,742 sq ft)
<b>Total</b>	490 sq m (5,280 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 informal enquiry of the London Borough of Hackney, it is understood that the property has a Premises Licence permitting the sale of alcohol from 10:00am until 11.00pm Monday to Wednesday, 10:00am until 01:00am Thursday to Saturday and from noon until 10:30pm on Sunday.

## Planning

From enquiry of the London Borough of Hackney, it is understood that the property is locally listed and lies within the Regents Canal Conservation Area.

## Rating Assessment

The property is listed as a Public House and Premises and has a rateable value of £48,300 with effect from 1<sup>st</sup> April 2017.

## Tenure

The whole property is occupied by way of a 10-year lease from 2<sup>nd</sup> June 2014 which will expire on 2<sup>nd</sup> June 2024. The rent payable is £46,045.41 per annum. The next rent review is set for 2<sup>nd</sup> June 2019. The lease is tied for the purchase of beer and cider from the landlord

## Basis of Sale

Premium offers are invited for the leasehold interest.

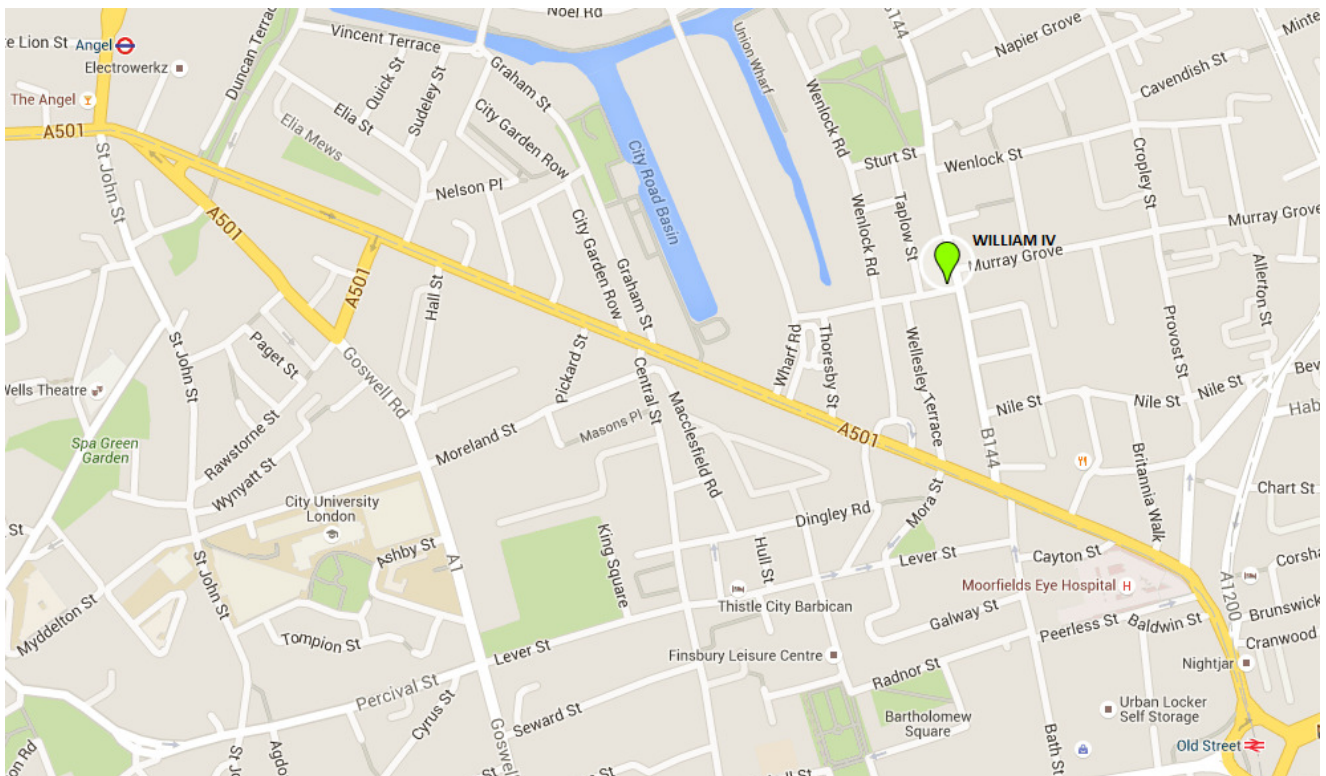
## Viewings

**Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.**

For further information or to organise a viewing please contact Panayiotis Themistocli on Tel: 020 7836 7826 or Email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## EPC

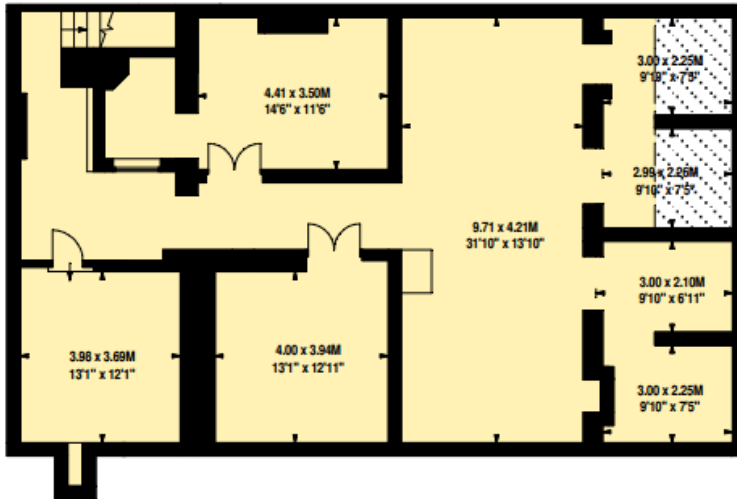
An EPC report is available upon request.



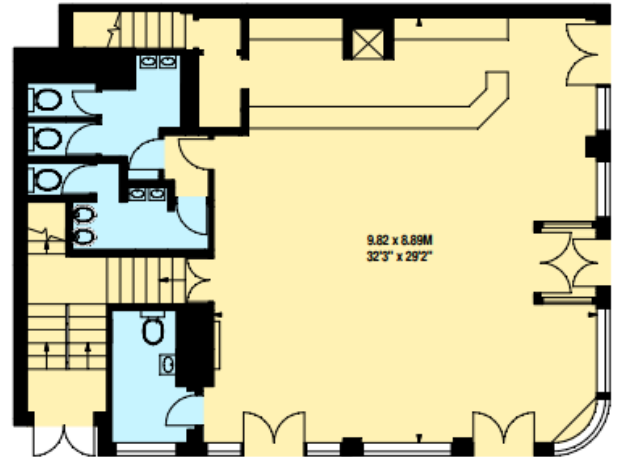
Google Maps. Not to scale - Provided for indicative purposes only.

## William IV, Shepherdess Walk, N1

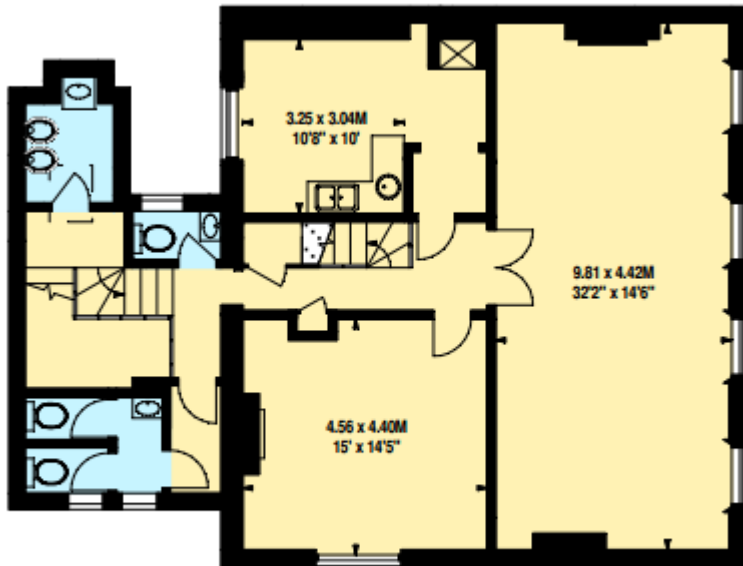
Approximate gross internal area  
490.4 sq m / 5279 sq ft



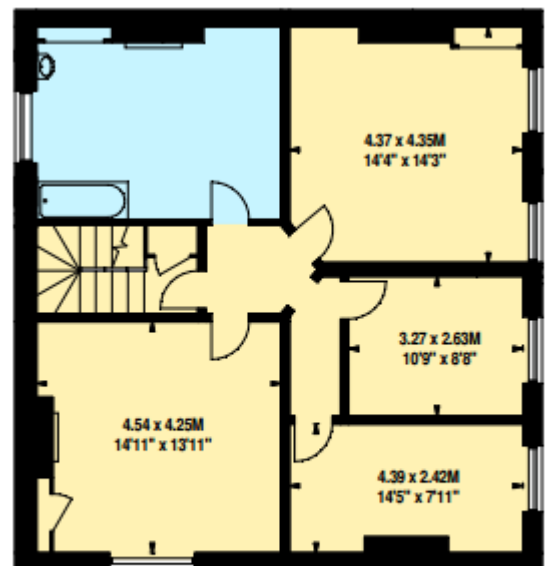
**Lower Ground Floor**  
161.8 sq m / 1742 sq ft



**Ground Floor**  
126.0 sq m / 1357 sq ft



**First Floor**  
113.2 sq m / 1219 sq ft



**Second Floor**  
89.3 sq m / 961 sq ft