



LEASEHOLD PUB BUSINESS FOR SALE ISLINGTON

THE LORD CLYDE, 340-342 ESSEX ROAD, ISLINGTON, LONDON, N1 3PB

- High-footfall location, 'Sainsbury's Local' and 'Tesco Express' conveniences stores opposite
- External trading areas to the front and rear providing circa 80 external covers with circa 75 internal covers
- Four-bedroom residential accommodation to the upper parts
- Rent passing £56,000 per annum
- Tied lease - expires in 2032 (tied for draught Beers and Ciders)

LEASE FOR SALE

SUBJECT TO CONTRACT sole selling agents

OFFERS INVITED

LONL391

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 pub fronts Essex Road (A104) approximately 500 metres north east of Essex Road Railway Station and is Surrounded by a mixture of retail properties and residential accommodation.

A location plan is attached.

Description

A prominent, end of terrace corner building set out over three storeys above part basement with a single storey flat roof extension to the side. There is an external seating area to the front and a trade patio to the rear. The first comprises a fully fitted trade kitchen and two rooms. The second floor comprises two further rooms and a bathroom. The basement provides a cold beer store, an office and general ancillary storage areas.

We have been advised that the approximate gross internal floor areas of the existing building are calculated to be:-

Ground floor	185 sq m (1,991 sq ft)
Basement	142 sq m (1,527 sq ft)
First floor	78 sq m (840 sq ft)
Second floor	53 sq m (570 sq ft)
Total	458 sq m (4,928 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. AG&G have not measured this property.

Services

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

Licensing

The Premises Licence permits the sale of alcohol from 11:00am until midnight on Sunday to Thursday and from 11:00am until 12:30am on Friday and Saturday.

Rating Assessment

The property listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £50,000.

Tenure

The lease is tied to Ei Group PLC (Formerly Enterprise Inns PLC) for the purchase of draught beers and ciders. The lease expires in 2032 and the rent passing is £56,000 per annum. A copy of the lease is available upon request.

Basis of Sale

Unconditional offers are invited for the leasehold interest.

Viewing & Further Information

For further information and to arrange a viewing please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or email: panayiotis.themistocli@agg.uk.com.

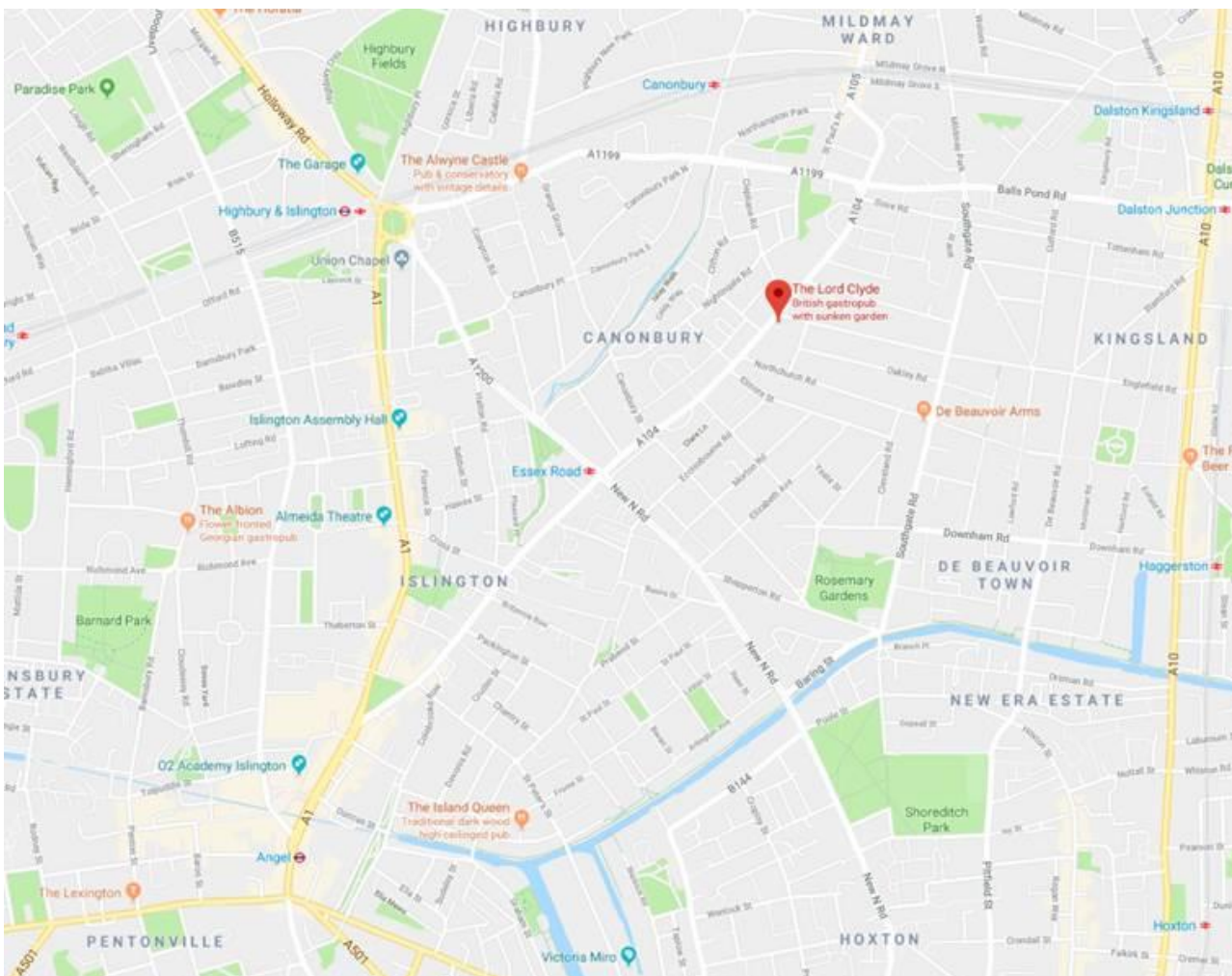
NB:- The business is open and trading, interested parties are encouraged to undertake a discreet customer inspection in the first instance. This is a confidential sale, please do not engage with any staff, management or customers regarding this sale.

Site Plan



Not to scale - Provided for indicative purpose

Location Plan



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