

PUB TO LET - NORTH FINCHLEY, LONDON**MALT & HOPS, 891 HIGH ROAD, NORTH FINCHLEY, LONDON, N12 8QA**

- Busy High Road location surrounded by lots of newly built, high-density residential accommodation
- Within close proximity of Woodside Park Underground Station
- Available by way of a new 10 year free of ties lease, all terms to be negotiated
- May suit alternative uses i.e. A1 retail, A2 office or A3 restaurant uses (subject to obtaining necessary consents)

LEASEHOLD**RENTAL OFFERS INVITED** (plus VAT if applicable)**SUBJECT TO CONTRACT** sole letting rights

LONL309

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**

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Location

The pub fronts the High Road, North Finchley and is surrounded by a mixture of retail and restaurant properties. There are attractive residential areas located off the main road. A Sainsbury's Supermarket lies within close proximity.

It is located circa 12 $\frac{3}{4}$ Kilometres (8 miles) north east of central London and the nearest Underground station is Woodside Park which lies 500 metres to the west and provides frequent services into central London with an average journey time of approximately 30 minutes.

A location plan is attached.

Description

The pub is semi-detached and set out over two storeys above part basement beneath a pitched roof. It has a trade patio to the front. A detached single storey outbuilding lies behind the pub which is currently used as a kitchen and a general storage area.

Internally, the ground floor trading area is open plan, fitted with a single side servery. A set of customer wc's lie to the rear. The basement is in use as a cold beer store and general ancillary storage area.

From ProMap measurements it has been calculated that the building footprint is approximately 150 sq m (1,614 sq ft).

A set of floor plans are attached.

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 Premises Licence permits the sale of alcohol from 9:00am until 11:00pm on Sunday to Wednesday and from 9:00am until midnight on Thursday to Saturday.

Planning

From informal enquiry of the London Borough of Barnet it has been established that the property is neither listed nor situated within a conservation area.

Rating Assessment

The property is listed as a Public House and Premises and has a Rateable Value of £15,250.

Basis of Letting

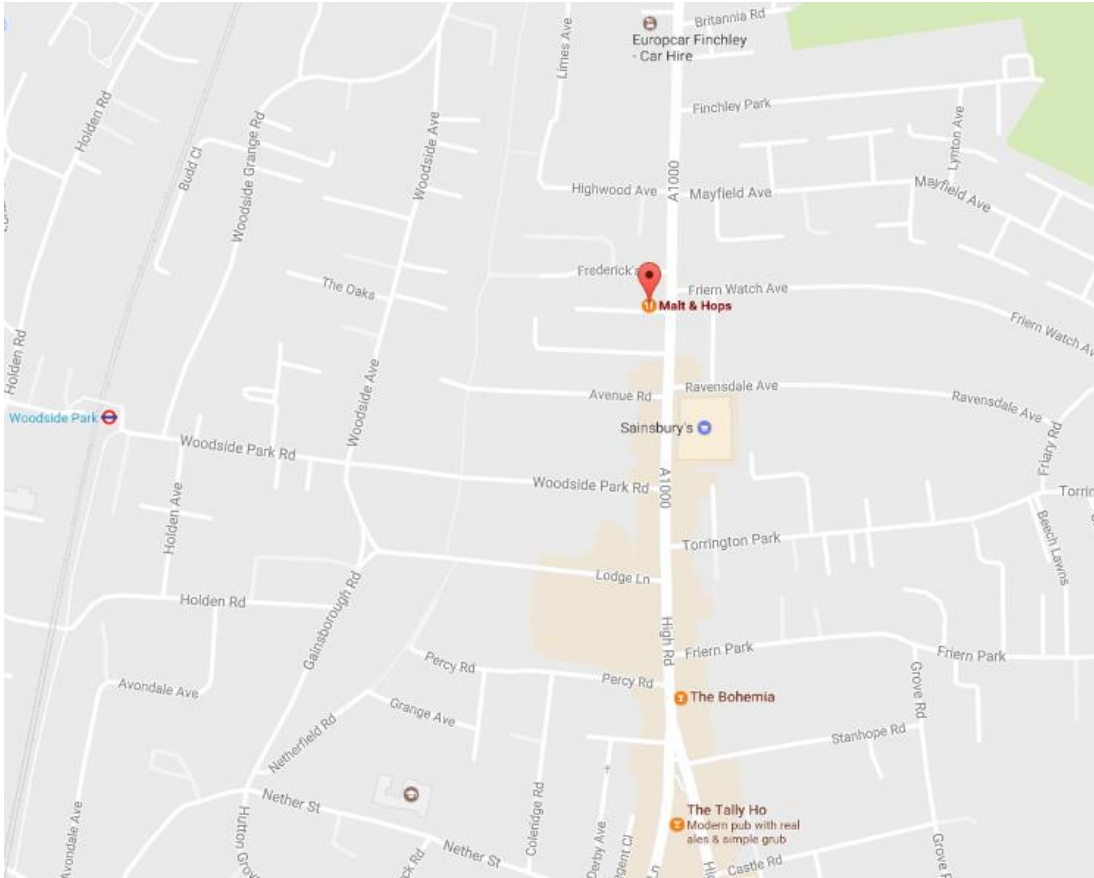
Seeking rental offers for the ground floor, basement and external area to the front.

Rental offers are invited for a new 10 year free of tie lease lease, all terms to be negotiated (VAT will be payable in addition to the rent).

Viewings

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

Location Plan



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

EPC

Energy Performance Certificate HM Government
Non-Domestic Building

Malt & Hops
891 High Road
LONDON
N12 8QA

Certificate Reference Number:
0940-0132-3189-8791-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A 0-45

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

57

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 296
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 93.89

Benchmarks

Buildings similar to this one could have rating as follows:

29 If newly built

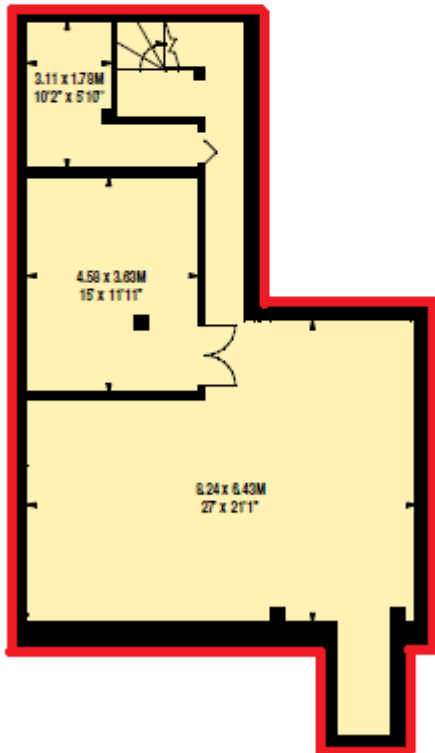
77 If typical of the existing stock

Green Deal Information

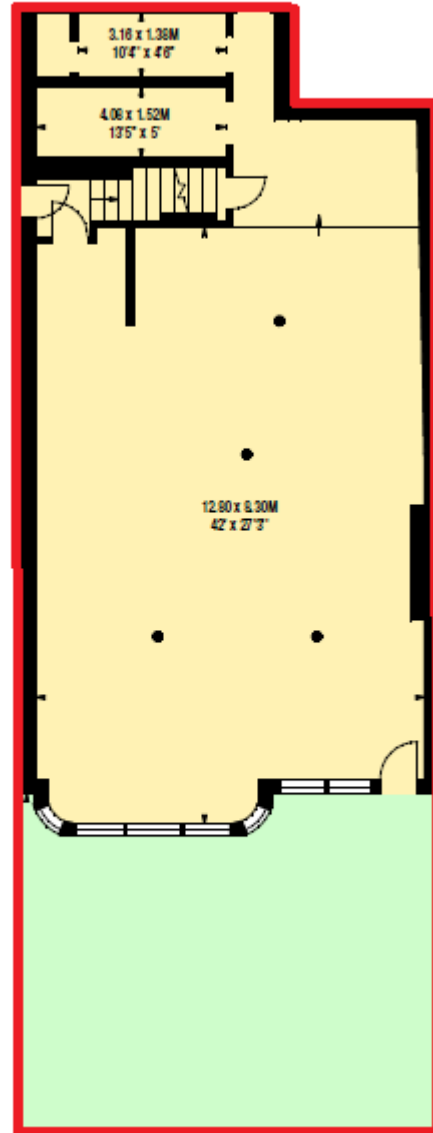
The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Floor Plans

Not to scale - Provided for indicative purposes only



Basement



Ground floor