

FREE-OF-TIE PUB NEW LEASE – NIL PREMIUM  
NEAR BORDER OF BELSIZE PARK & KENTISH TOWN



**THE LORD SOUTHAMPTON. 2 SOUTHAMPTON ROAD, KENTISH TOWN, LONDON, NW5 4HX**

- Prominent, period pub situated within predominantly residential area.
- Located less than five kilometres (three miles) north of central London (Charing Cross).
- Total gross internal area approx. 433 sq m (4,660 sq ft).
- Licensed to sell alcohol until 1:00am on Friday and Saturday.
- Self-contained access to the upper parts off Grafton Terrace.
- May suit alternative uses (subject to obtaining necessary consents).

[VIDEO TOUR](#)

[VIRTUAL TOUR](#)

**LEASEHOLD**

**RENTAL OFFERS INVITED**

**SUBJECT TO CONTRACT** – Sole letting agent

LonL558

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## Location

The pub lies within an area administered by the London Borough of Camden approximately five kilometres (three miles) north of central London (Charing Cross). The heart of Camden Town and the Regent's Canal lie circa one kilometre ( $\frac{3}{4}$  of a mile) to the south east. The affluent residential neighbourhoods of Hampstead, Belsize Park, Primrose Hill and Regent's Park are all located within 1500 metres of the pub.

The building fronts Southampton Road at its junction with Grafton Terrace, the surrounding area comprises predominantly attractive period terraced houses of high value and good quality. A five storey residential block lies opposite which will provide 51 new flats (currently under construction).

The nearest Underground Station is Belsize Park (Northern Line) which lies circa 500 metres to the west and provides frequent trains into both the City and West-End with journey times of around 15 minutes,

Location plans attached.

## Description

An imposing corner, end of terraced three storey property built over part basement, beneath a parapet wall with a single storey flat roof extension to the rear. The building benefits from self-contained access to the upper parts off its Grafton Terrace frontage. The accommodation can be summarised as follows:-

Ground Floor	Open plan trading area decorated in a traditional style, fitted with a central "U" shape bar servery, wood panelled walls, a kitchenette and a set of customer wc's to the rear.
Basement	Cold beer store and ancillary storage areas.
First Floor	Four rooms and a wc on the half-landing.
Second Floor	Four rooms with communal washing facilities comprising 4 x shower cubicles, 3 x wash hand basins and 1 x wc.

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

We have been advised that the property has the following approximate gross internal floor areas:-

<b>Ground Floor</b>	123 sq m (1,323 sq ft)
<b>First Floor</b>	89 sq m ( 957 sq ft)
<b>Second Floor</b>	81 sq m ( 877 sq ft)
<b>Basement</b>	140 sq m (1,506 sq ft)
<b>Total</b>	433 sq m (4,667 sq ft)

Promap Measurements:-

<b>Building Footprint</b>	142 sq m (1,530 sq ft)
<b>Total Site Area</b>	165 sq m (1,775 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

The property benefits from a Premises Licence permitting the sale of alcohol from 11:00am until 10:30pm on Sunday, from 11:00am until midnight on Monday to Thursday and from 11:00am until 1:00am on Friday and Saturday.

## Planning

From enquiry of the London Borough of Camden we have established that the property is locally listed as a building of merit but it does not lie within a conservation area.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £4,000.

## Basis of Letting

Rental offers are invited for a new free-of-tie lease on the entire property. The landlord will consider letting the ground floor and basement as a lock-up only (subject to obtaining the necessary consents).

## Further Information & Viewings

You are encouraged to undertake a Video Tour or Virtual Tour prior to attending the viewing by clicking / taping on the below buttons.

[VIDEO TOUR](#)

(7:20 YouTube video clip)

[VIRTUAL TOUR](#)

For further information or to organise a viewing, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

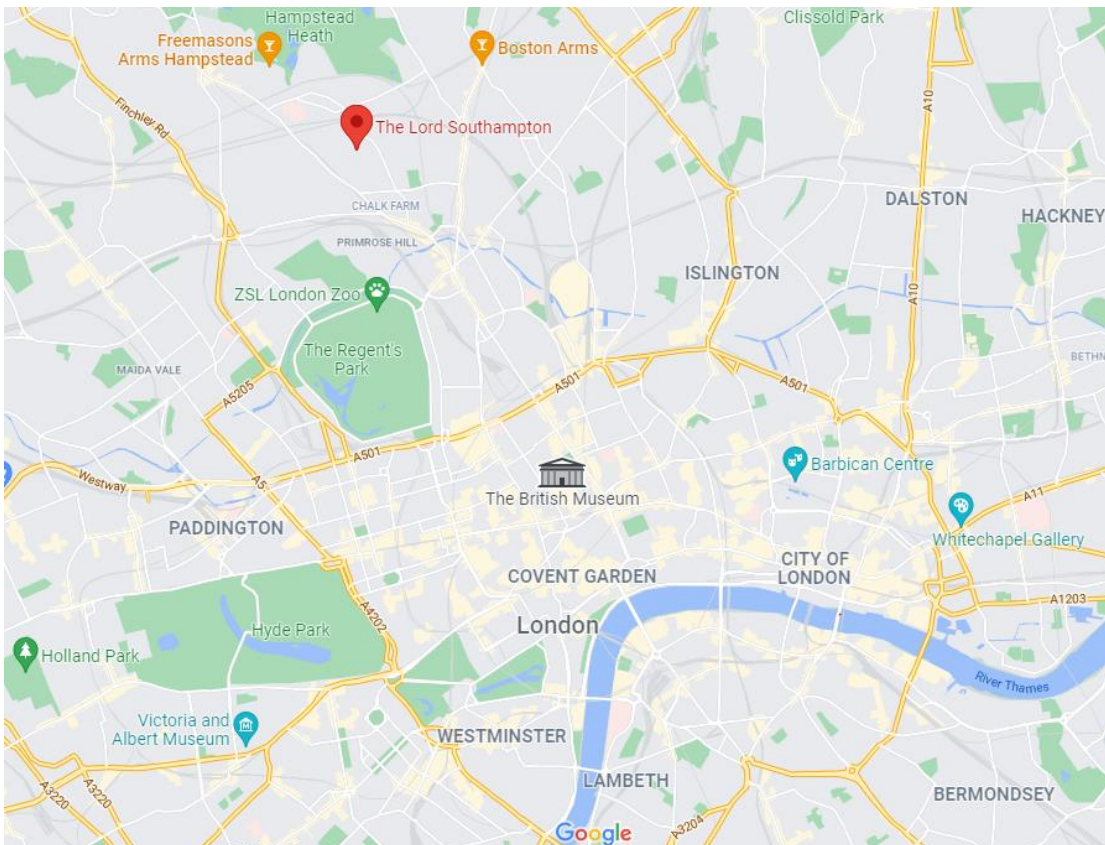
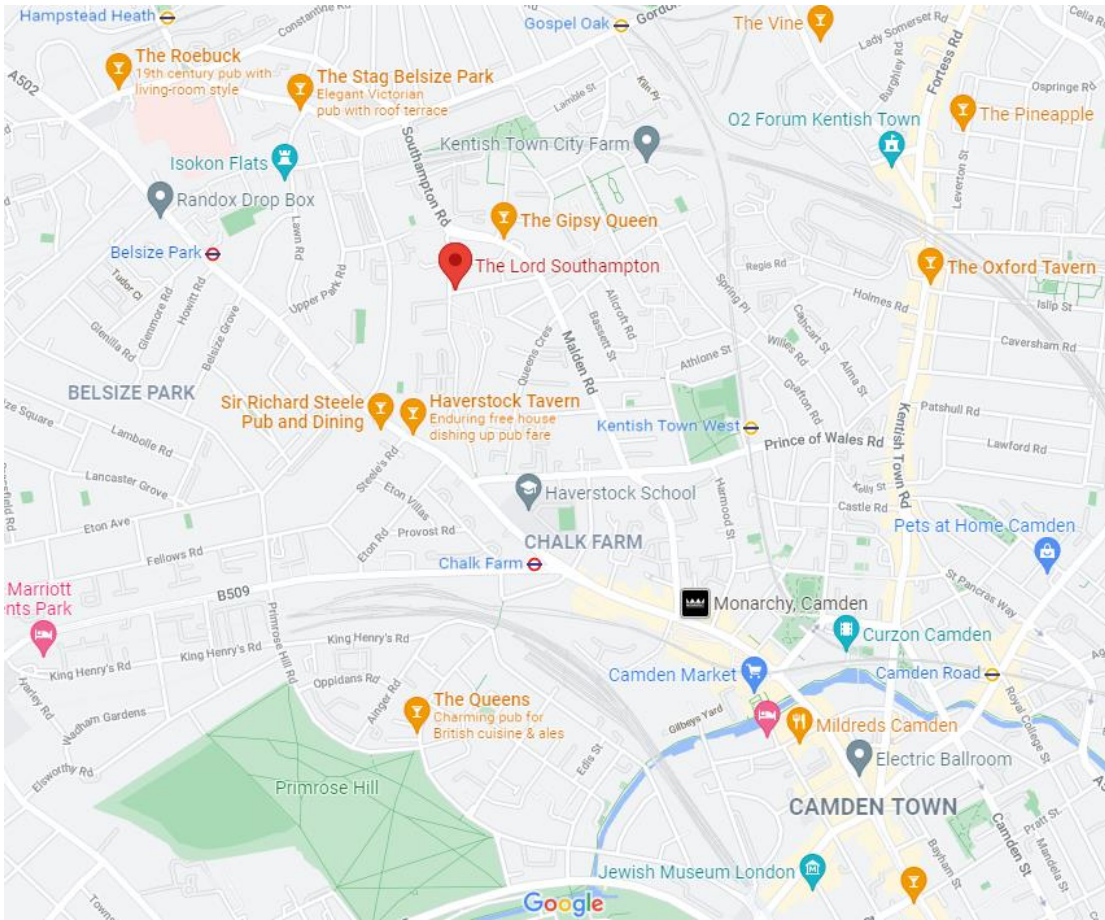
## Site Plan



Source: HM Land Registry. Not to scale - provided for indicative purposes only.

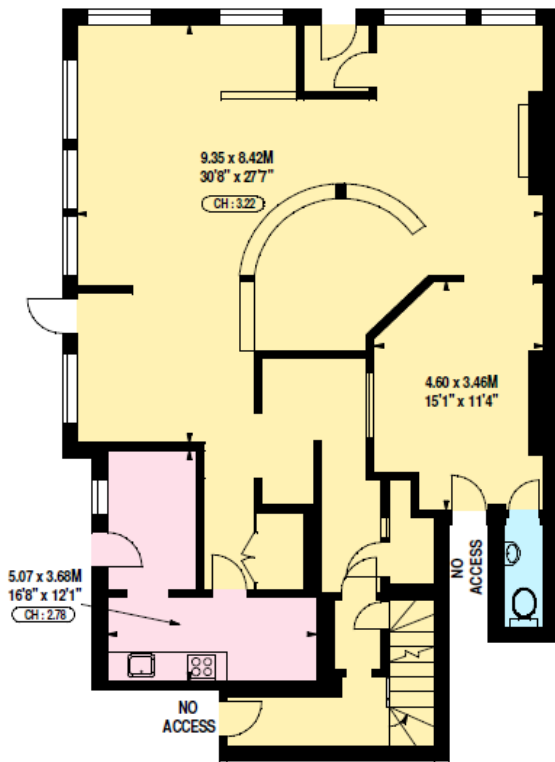


## Location Plan

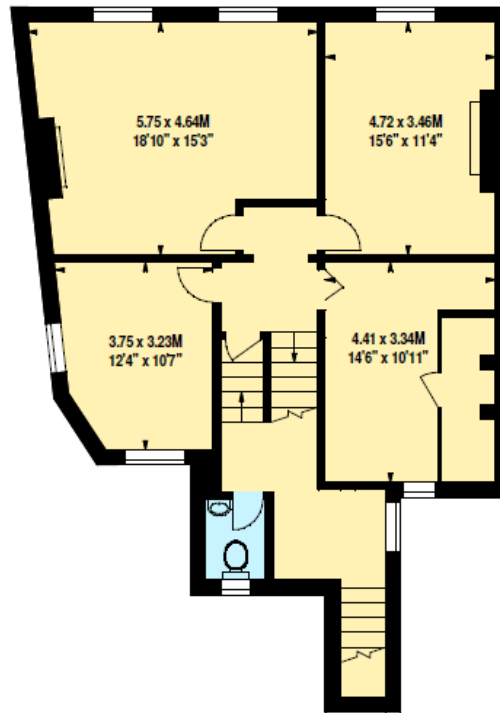


Google Maps. Not to scale - Provided for indicative purposes

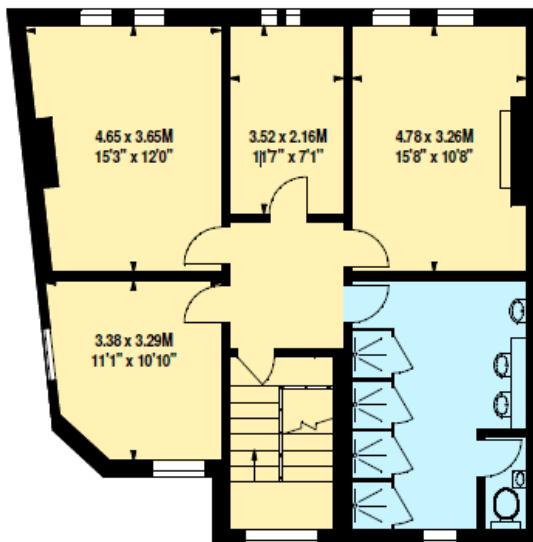
## Floor Plans



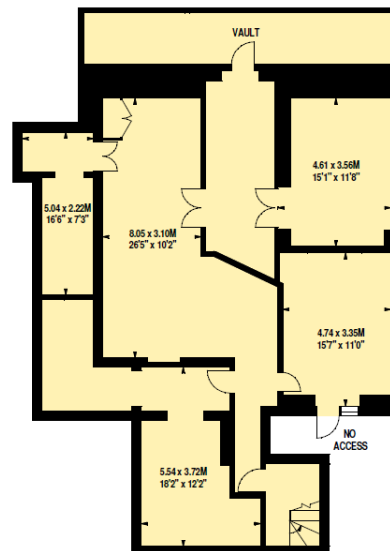
Ground floor



First Floor



Second floor



Basement

Not to scale - provided for indicative purposes only.



## Additional Photos



## EPC

EPC Rating "E" 101 – extract below.

The Lord Southampton 2 Southampton Road LONDON NW5 4HX		Energy rating <b>E</b>
Valid until <b>4 April 2022</b>	Certificate number <b>0460-0832-4639-7604-0006</b>	

This property's current energy rating is E.

