

SIZABLE FREEHOLD PUB FOR SALE HOLLOWAY ROAD, ISLINGTON



NAMBUCCA, 596 HOLLOWAY ROAD, ISLINGTON, LONDON, N7 6LB

- Prominent, corner period pub fronting busy main road.
- Total gross internal area approx. 762 sq m (8,200 sq ft).
- Licensed to sell alcohol until 2:30am on Friday and Saturday.
- Self-contained access to the upper parts with 10 room plus manager's flat
- May suit alternative uses (subject to obtaining necessary consents).

[VIDEO TOUR](#)[VIRTUAL TOUR](#)

FREEHOLD INVESTMENT FOR SALE – LEASE EXPIRES AUGUST 2023

GUIDE PRICE £2,250,000 – REFLECTING £275 PER SQ FT

SUBJECT TO CONTRACT – Sole Selling Agent

LonF621

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 lies within the London Borough of Islington approximately five and a half kilometres (three and a half miles) north of central London (Charing Cross Station). The site fronts the busy Holloway Road (A1), a main arterial route into London, at its junction with Tollington Way. It is surrounded by a mixture of three and four storey properties in various uses including residential, public house, offices and retail. An NHS Medical Centre lies adjacent.

Nearby F&B occupiers include Punch Taverns (Laine Pub Co – opposite) and Dominos. The Emirates Football Stadium (home of Arsenal F.C.) lies circa one kilometre to the south east.

This location is very well serviced by public transport with Holloway Road Station (Piccadilly Line), Upper Holloway (London Overground Line) and Archway (Northern Line) all being within 10 minutes walking distance. Numerous bus routes also service this area. The fastest route into central London is via the Holloway Road Station to Leicester Square Station with a journey time of only 12 minutes.

Location plans attached.

Description

Prominent, end of terrace corner building, set out over three storeys beneath a parapet wall with part basement and a single storey flat roof extension to the rear. The elevations are of 'London Stock' brickwork throughout. The site is 100% covered by the building and the upper parts benefit from self-contained access off Tollington Way.

The accommodation can be summarised as follows:-

Ground Floor	Largely open plan with a raised area and stage to the rear. It is decorated in a traditional style and fitted with a bar servery and exposed timber flooring throughout. Male and female customer wc's are situated to the rear. A former trade kitchen also exists.
Basement	Cold beer store with numerous rooms, storage areas and a small office.
First Floor	One bedroom manager's flat with an open plan kitchen and living area, a bathroom and a double bedroom. Access to the large flat roof area is via the kitchen/living room. Four additional bedrooms and a shower room with wc and wash hand basin.
Second Floor	Six rooms, a small domestic kitchen, bathroom with wc and wash hand basin, in addition to a separate shower room and wc.

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

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

Ground Floor	311 sq m (3,346 sq ft)
First Floor	150 sq m (1,614 sq ft)
Second Floor	150 sq m (1,614 sq ft)
Basement	<u>151 sq m (1,625 sq ft)</u>
Total	762 sq m (8,199 sq ft)

Promap Measurement:-

Total Site Area	348 sq m (3,755 sq ft)
------------------------	------------------------

NB: The site and 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 Premises Licence permits the sale of alcohol from 10:00am until Midnight Sunday to Thursday and from 10:00am until 2:30am on Friday and Saturday. We understand that the venue has a permitted capacity of 300 people.

Planning

It has been established that the property is not statutorily listed by English Heritage, but it is Locally Listed by the council as a building of merit. It lies within the 'Mercers Road and Tavistock Terrace' Conservation Area. We understand that the property is not currently listed or nominated as an 'ACV' (Asset of Community Value).

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £17,250. The residential element of the building is assessed for Council Tax purposes under 'Band D' with the annual council tax payable being £1,640 per annum.

The Lease & The Tenant

The entire property is subject to a leasehold occupation, which expires in August 2023. The rent passing is £42,000 per annum and the lease incorporates a tie for all draught beer products. We have been advised that the barrelage volume throughout for the business is as follows:-

Year	(Brewer's Barrels 36 Gallons)
2017	178.4
2018	175.7
2019	27.0
2020	139.7
2021	38.6

The tenant company is 'Manor Place Hotel Limited' (Company No. 9042508). The registered address of the tenant company is 7 Marconi Gate, Staffordshire Technology Park, Stafford, ST18 0FZ. Their statutory accounts and filings can be downloaded from the Companies House by following this weblink [MANOR PLACE HOTEL LTD.](#)

Basis of Sale

Unconditional offers are invited in the region of £2,250,000 (subject to contract) for the freehold interest, subject to the lease which expires in August 2023. A sale at this level would reflect a capital value in the region of £275 per sq ft.

Further Information & Viewings

Please undertake a Video Tour or Virtual Tour in the first instance by clicking / taping on the below buttons, customer inspections are also encouraged where possible.

VIDEO TOUR

(7:06 YouTube video clip)

VIRTUAL TOUR

Please note that both the video and virtual tours were prepared on 9th December 2021. AG&G have not re-inspected the property since. Interested parties are to rely upon their own research, due diligence and inspection. Access to the property may not be possible, for further information, please contact Panayiotis Themistocli or David Gooderham on either Tel. 07973 856 232 or Email. panayiotis.themistocli@agg.uk.com.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Site Plan

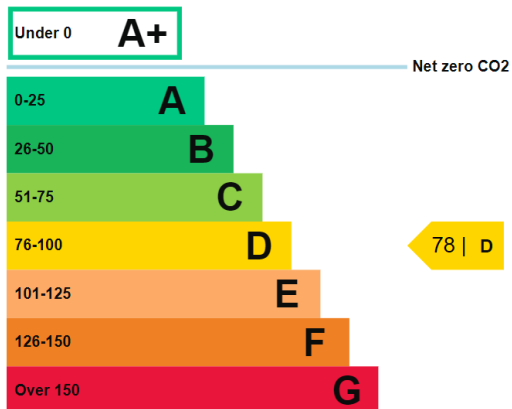


Source: Nimbus Maps. Not to scale - provided for indicative purposes only.

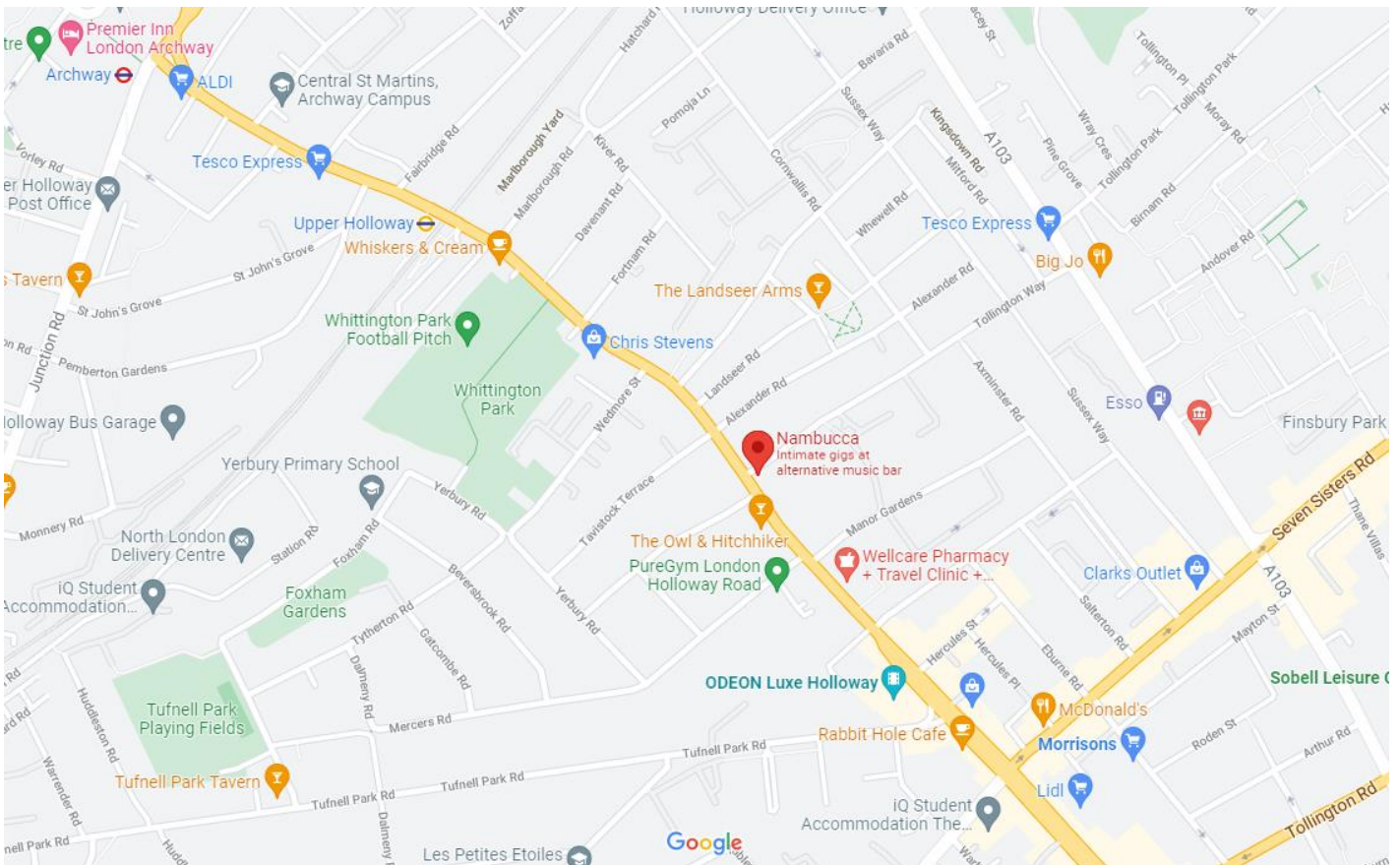
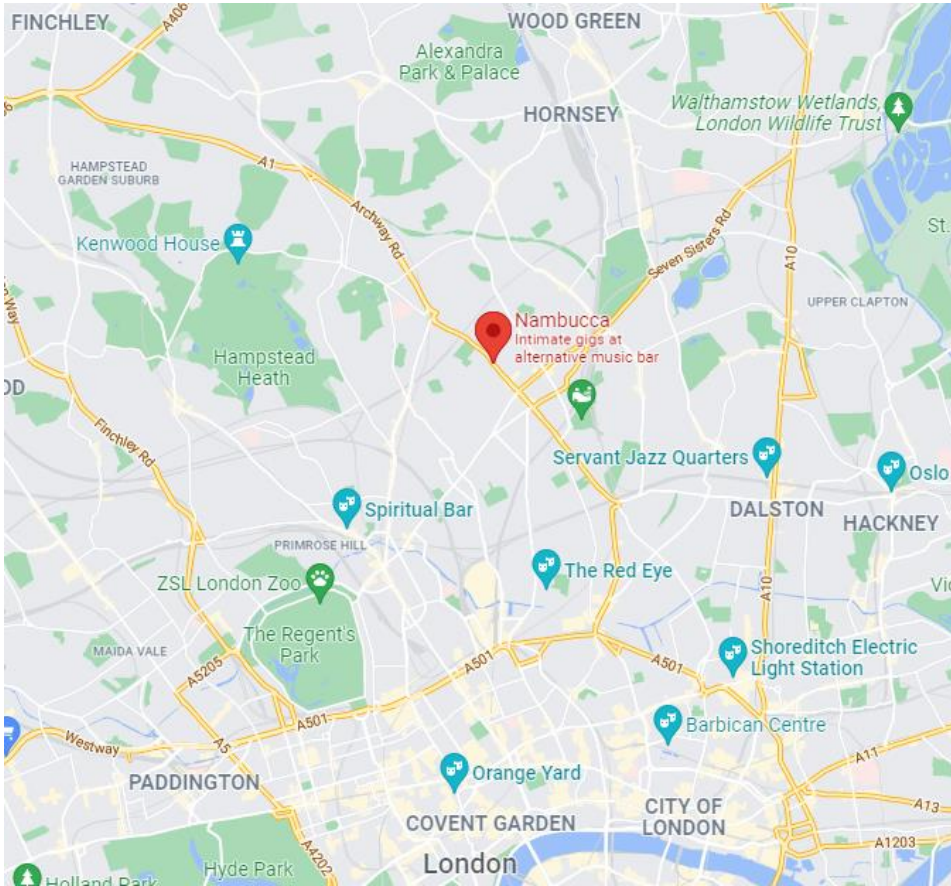
EPC

EPC Rating "D" 78 – extract below.

Nambucca 596 Holloway Road LONDON N7 6LB		Energy rating D
Valid until 20 February 2029	Certificate number 0970-0631-9469-8992-1006	

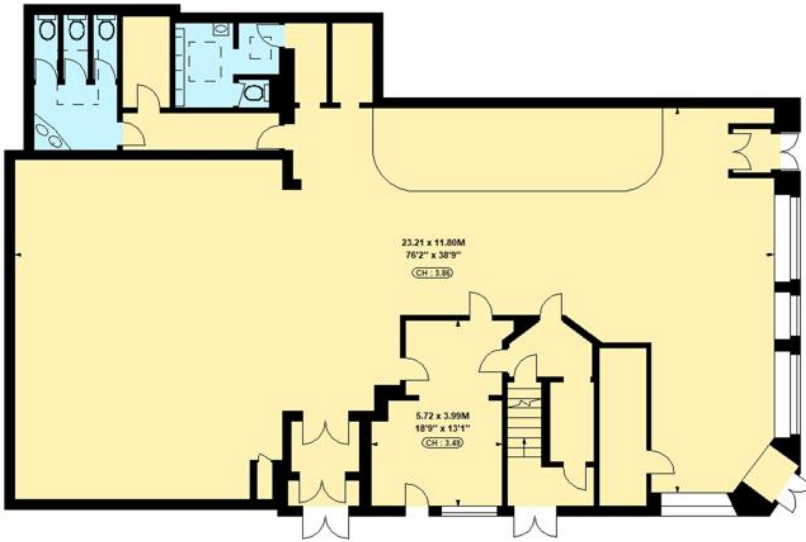


Location Plans

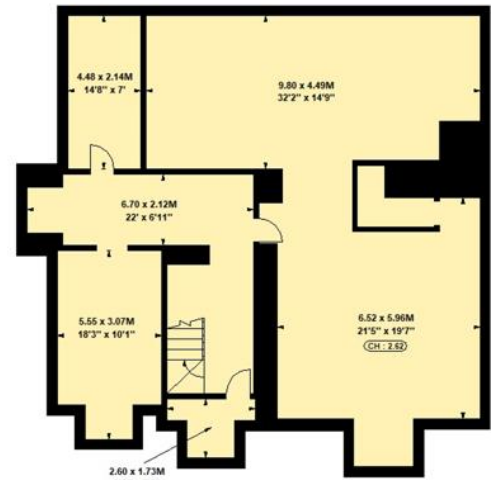


Google Maps. Not to scale - Provided for indicative purposes

Floor Plans



Ground Floor



Lower Ground Floor



First Floor



Second Floor

Not to scale - provided for indicative purposes only.