

FREEHOLD PUB FOR SALE OR TO LET WITHIN RESIDENTIAL AREA NEAR ARCHWAY STATION, ISLINGTON



ROYAL OAK, 250 ST JOHN'S WAY, ISLINGTON, LONDON, N19 3JR

- Located circa 600 metres north east of Archway Station (Northern Line)
- Detached building situated in predominantly residential area.
- Enclosed rear yard area with vehicular access and scope for off street car parking.
- Scope to self-contain the upper parts with four bedrooms (STP).
- Total site area approx. 338 sq m (3,637 sq ft).
- May suit alternative uses subject to obtaining the necessary consents.

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

FREEHOLD FOR SALE OR TO LET WITH VACANT POSSESSION SUBJECT TO CONTRACT

LonF629

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Location

The property lies within an area administered by the London Borough of Islington approximately 6 ¾ kilometres (4 ¼ miles) north of central London (Trafalgar Square). The building fronts St John's Way at its junction with Mulken Road and is surrounded by predominantly high-density residential accommodation and residential blocks up to four storeys in height.

Archway Underground Station lies approximately 600 metres to the south west which provides frequent and direct services into central London (Tottenham Court Road) and the City (Bank) with journey times of around 20 minutes.

Location plans are attached.

Description

A detached two storey building, constructed beneath a pitched clay tiled covered roof. The property benefits from a covered smoking solution to the front and an enclosed yard area to the rear which could be used as an external trade patio or off-street parking (subject to obtaining the necessary consents).

The accommodation can be summarised as follows:-

Ground Floor	A largely open plan trading area decorated in a traditional style, fitted with a single bar servery and carpet flooring. There is a raised seating area to the side in addition to a trade kitchen and cold beer store and o a set of customer wc's.
First Floor	In use as residential accommodation and comprises four bedrooms in addition to a kitchen with living area and a bathroom and wc. Roof terrace of approximately 20 sq m (215 sq ft).

A site plan is attached.

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

Ground floor	276 sq m (2,970 sq ft)
First floor	92 sq m (990 sq ft)
Total	368 sq m (3,960 sq ft)

Online Promap measurements :-

Building Footprint	313 sq m (3,369 sq ft)
Total Site Area	338 sq m (3,637 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.

Planning

From verbal enquiry of the London Borough of Islington we have established that the property is not listed as being of special architectural or historical interest and nor is it situated within a conservation area. The property is not currently listed or nominated as an Asset of Community Value.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £8,000.

Premises Licence

The property does not currently have a premises licence. A new letting to a pub operator will be subject to a new premises licence being obtained from the local authority. Interested parties should make their own enquires with the London Borough of Islington.

Basis of Sale, Further Information & Viewings

Unconditional offers are invited for the freehold interest of the entire property. The landlord will also consider letting the entire property on a new lease, all term to be negotiated, the landlord will also consider offers for letting the ground floor lock-up only (subject to obtaining the necessary consents).

Prospective purchasers are requested to undertake an external visit in the first instance and rely upon their own due diligence prior to offering. For further information or to organise a viewing, please contact Panayiotis Themistocli on Tel. 07973 856 232 or Email. panayiotis.themistocli@agg.uk.com.

VIDEO TOUR

(4:39 YouTube video clip)

VIRTUAL TOUR

EPC

An EPC has been requested and will be made available shortly.

Money Laundering

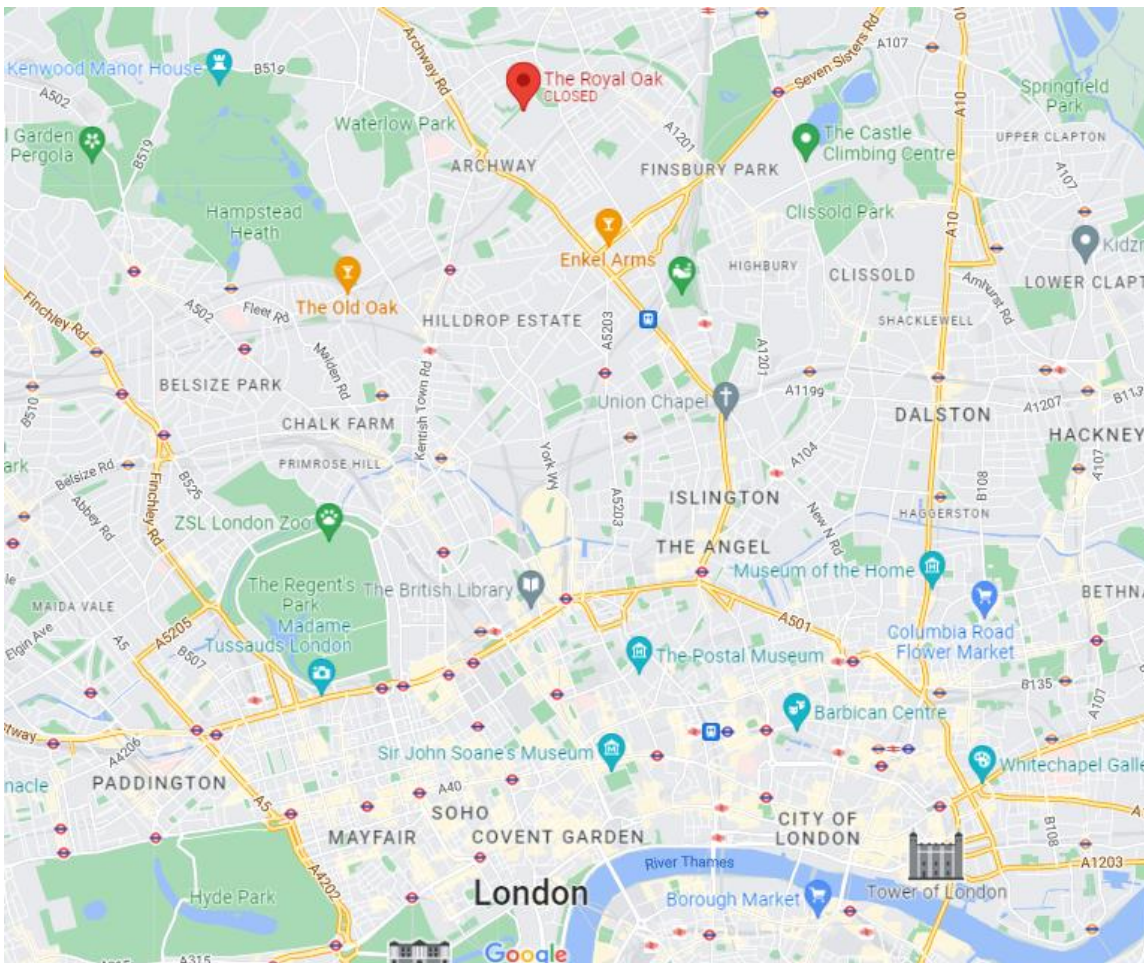
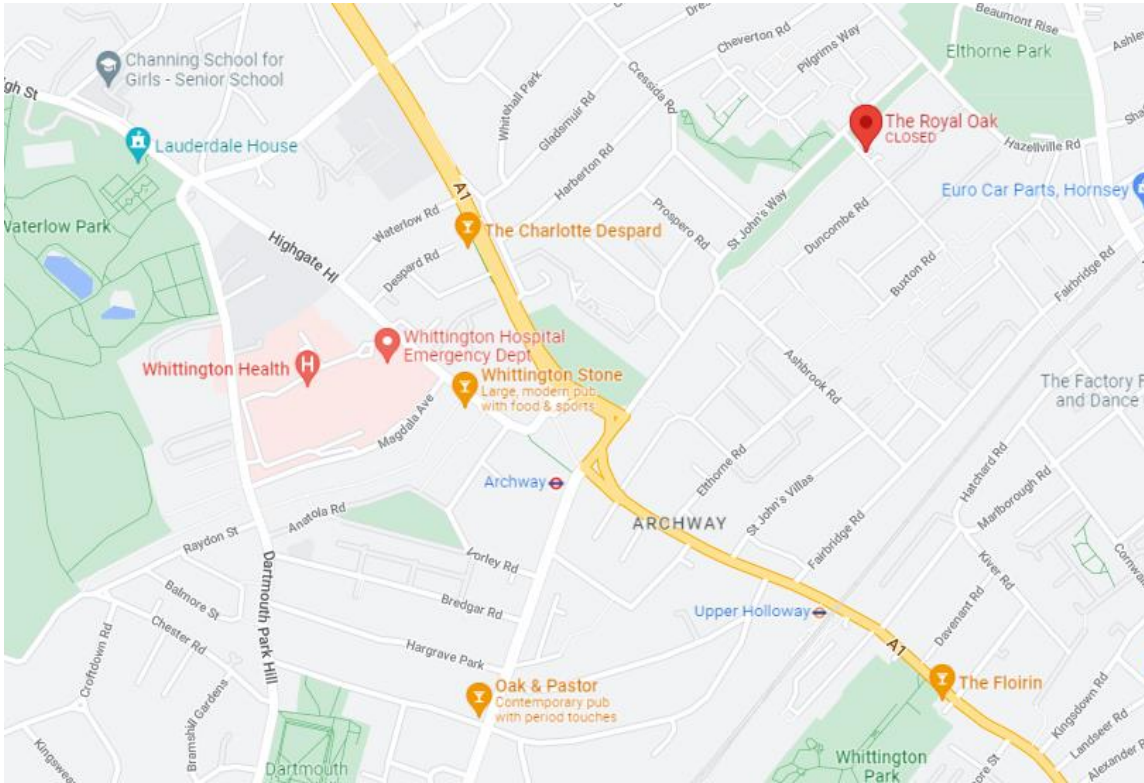
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Site Plan



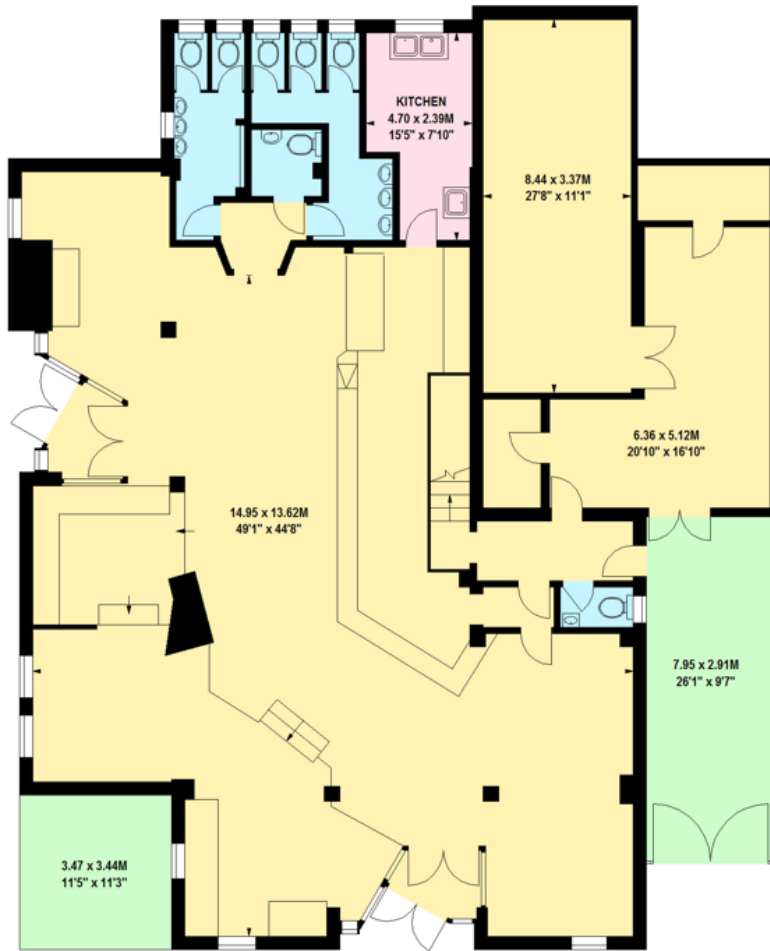
Source: Promap. Not to scale - provided for indicative purposes only.

Location Plans



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

Floor Plans



Ground Floor



First Floor

Not to scale - Provided for indicative purposes. A higher resolution version of the above plans are available.

NB:- The ground floor wc's have not been inspected by AG&G.