

AG&G



# THE CORONET

338-346 HOLLOWAY ROAD, LONDON, N7 6NJ

# THE CORONET SUMMARY

## SUBSTANTIAL PUBLIC HOUSE FOR SALE

- Prominent position fronting busy Holloway Road
- Short distance to Holloway Road Underground Station
- External terrace to the rear
- Close to Arsenal football stadium

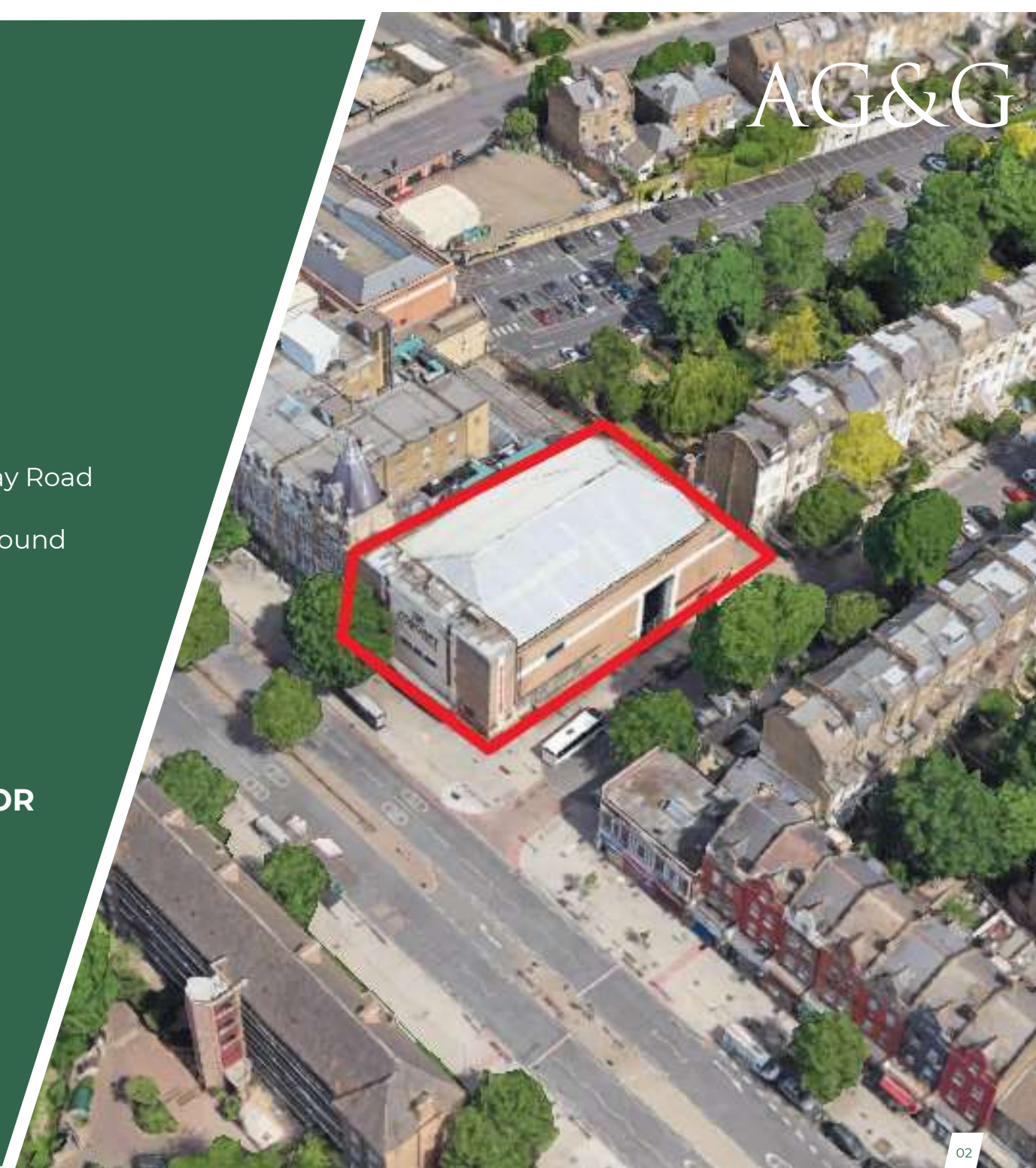
## FREEHOLD VACANT POSSESSION OR TO LET

### OFFERS INVITED

## SUBJECT TO CONTRACT

Sole Selling Rights

LONF666



# LOCATION

**Situated approximately 0.4 miles (approximately a 9 minute walk) to the Emirates Football Stadium.**

Holloway is a densely populated suburb in East London which is situated approximately 2.5 miles north of London's West End and immediately to the north of Islington. The area is well serviced by public transport with Holloway Road Underground Station (Piccadilly Line) providing regular services into central London.

The Coronet occupies a prominent roadside position on the A1 Holloway Road at its junction with Loraine Road. The surrounding area comprises a mix of commercial and residential uses with occupiers nearby including Waitrose, Argos, JD Sport, Sports Direct and McDonald's. The Emirates Stadium which is the home of Arsenal football club is located within 400 metres.

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## THE CORONET DESCRIPTION

**Former 1930's cinema, built over ground floor, basement and first floor with additional beer garden to the rear.**

Internally the pub is set out as follows:-

### Ground floor

Trading accommodation with bar server to one side with seating on loose tables and chairs. A catering kitchen, beer cellar, customer C's and a staff room are also provided.

### First floor

Former dress circle with raked seating area (seating removed), disused customer WC's and store room.

### Basement

Plant room.

According to online measuring devices the approximate areas are as follows:-

<b>Ground</b>	TBC sq ft (TBC sq m)
<b>Basement</b>	TBC sq ft (TBC sq m)
<b>First</b>	TBC sq ft (TBC sq m)
<b>Total</b>	<b>TBC sq ft (TBC sq m)</b>

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.

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# SERVICES

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

## LICENSING

From informal enquiry of Islington Council, it is understood that the property has a Premises Licence permitting the sale of alcohol until 00:00 seven days a week

## PLANNING

We have been advised that the property is not statutory listed nor is it situated within a conservation area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

Please note that the property was previously listed as a ACV which has now expired.

## EPC

A copy of the EPC can be provided upon request.

## RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £60,000 with effect from April 2023.

## BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion. VAT will be payable in addition to the purchase price.

The owner will also give consideration to also letting the entire property, all terms to be negotiated.

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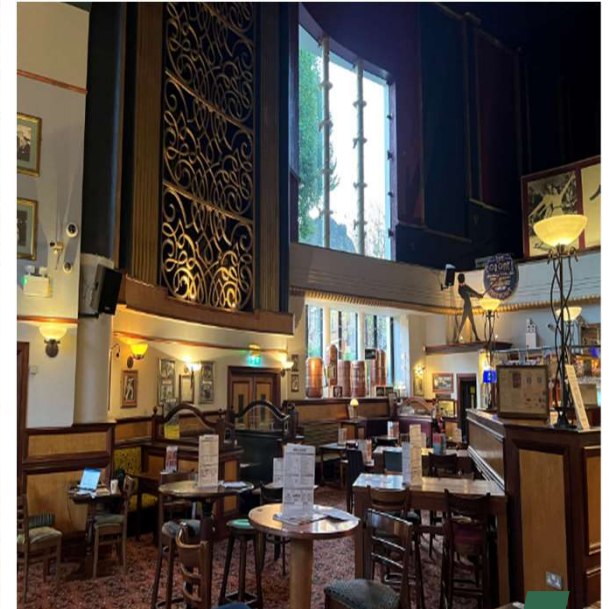
# THE CORONET SITE PLAN



The above site plan is not to scale and is provided for indicative purposes only (source Promap).  
All red lines drawn are provided for indicative purposes only.



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# VIEWINGS & FURTHER INFORMATION

**The business is currently open and trading, so a discreet customer inspection is strongly recommended in the first instance but on no account should any approaches be made to the staff, management or customers in connection with this sale or letting.**

## PLEASE CONTACT:

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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.

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