

AG&G

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127-129 PARKWAY, CAMDEN, LONDON, NW1 7PS

YORK & ALBANY, REGENT'S PARK

SUMMARY

NEW SUB-LEASE AVAILABLE

- Prime pub/restaurant/hotel adjacent to Regent's Park
- 150+ covers, nine luxurious hotel rooms and private dining. Currently operated by Gordon Ramsay Restaurants.
- Stunning building with ornate architecture and high ceilings – 12,000 sq ft plus
- Alfresco dining to front. Fully fitted to high standard
- Interconnected restaurant / deli to the side

**RENTAL OFFERS IN EXCESS OF
£250,000 PER ANNUM**

SUBJECT TO CONTRACT

Sole Letting Rights

LONL610

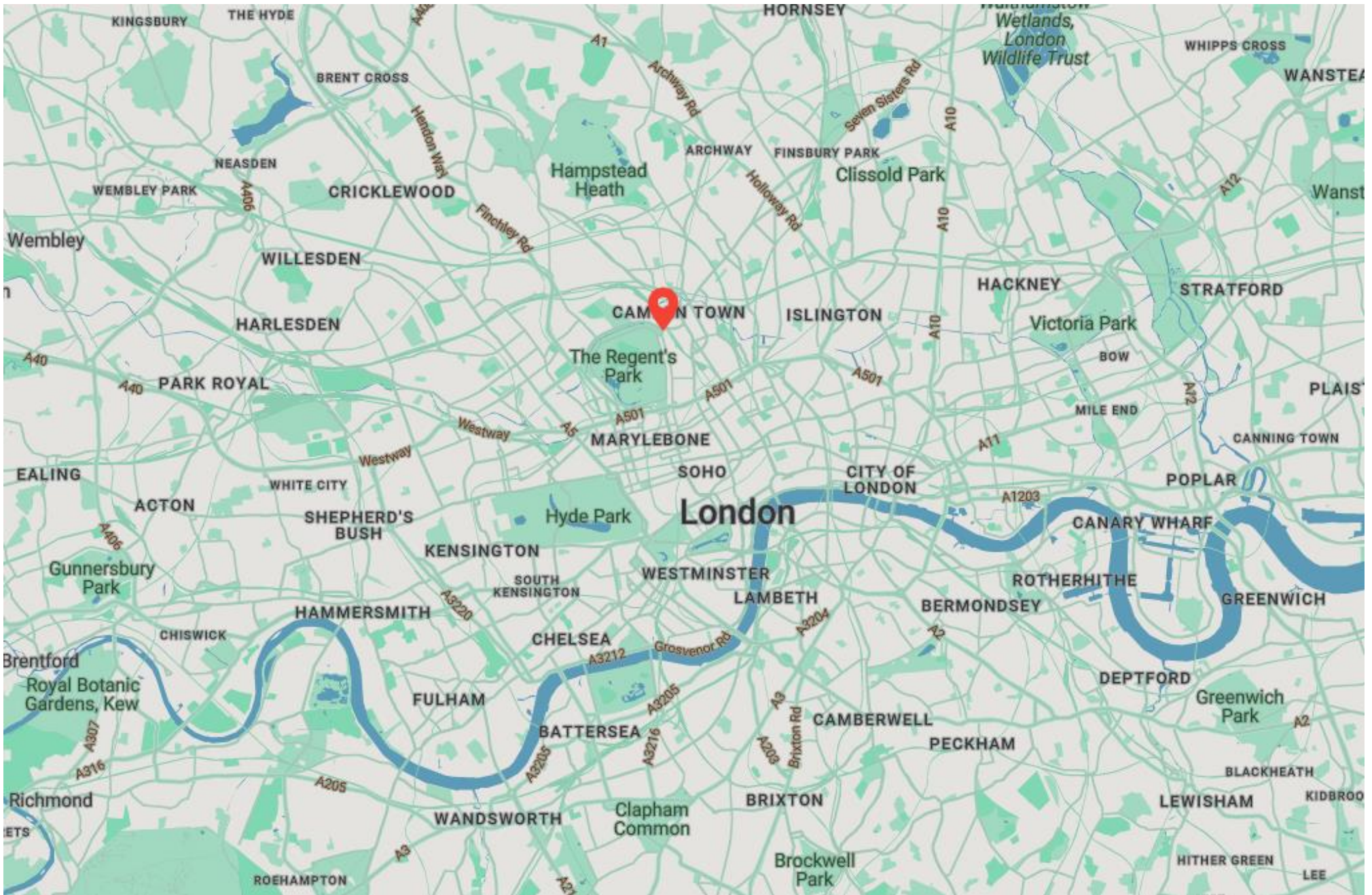


LOCATION

Adjacent to the Gloucester Gate entrance to Regent's Park which houses the famous London Zoo and the Open-Air Theatre, which is the oldest outdoor theatre in the world.

Prominently located in Camden on the edge of Primrose Hill and Regent's Park. The property is situated adjacent to the Gloucester Gate entrance to Regent's Park. Camden Town Underground Station is approximately 420 metres to the north-east with Mornington Crescent circa 550 metres to the south-east.

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All maps provided are not to scale and are provided for indicative purposes only.

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DESCRIPTION

A landmark three storey corner property above basement with ornate tiling to ground floor elevations beneath a flat roof. Large covered secure yard together with external trade areas to either side. Pub/restaurant accommodation in the ground floor and basement with self-contained hotel accommodation in the upper floors.

Floor Areas (GIA) (Not measured and taken from areas provided by the landlord, hence are for indicative purposes only):-

Ground floor	4,000 sq ft
Basement	4,000 sq ft
First floor	2,500 sq ft
Second	2,000 sq ft
Total	12,500 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.

Internally the venue is set out as follows:-

Ground floor

Impressive trade area with central island servery providing 100+ covers, hotel reception to rear, disabled WC, access to deli, customer stairway to basement and upper floors. Mechanical lift to bedrooms. Interconnected restaurant/deli to the side.

Basement

Substantial fully fitted trade kitchen with mechanical extraction, trade area for 60+ covers, private dining area 30+ covers, customer toilets and storage.

First floor

Function room, three hotel rooms within the main building. Self-contained master suite hotel room accessed via side stairway.

Second floor

Five hotel rooms.

Roof

Potential roof terrace (subject to necessary consent) overlooking Regents Park and central London.

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SERVICES

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

LICENSING

From informal enquiry of the Camden Council, it is understood that the property has a Premises Licence permitting the sale of alcohol Monday to Thursday from 10:00am until midnight, Friday and Saturday from 10:00am until 00:30am and Sunday from 10:00am until 10:30pm.

The property is also licensed to conduct civil wedding services.

PLANNING

We have been advised that the property is Grade II statutory listed and is situated within the Regents Park Conservation Area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

EPC

An EPC can be made available to interested parties upon request.

RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £160,000 with effect from April 2023.

BASIS OF LETTING

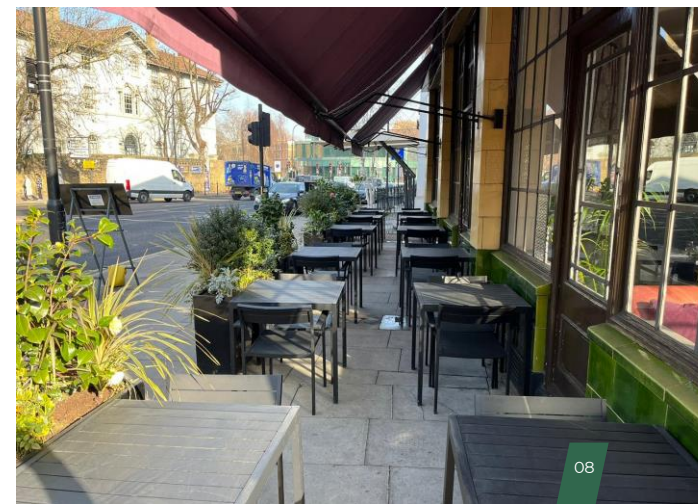
Inviting rental offers in excess of £250,000 per annum for a new sub-lease. Our client holds a head lease for a term for 25 years expiring 17th February 2033. Our client is seeking to sub-let the property at a market rent for a term expiring 3 days before their lease ends.

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YORK & ALBANY SITE PLAN

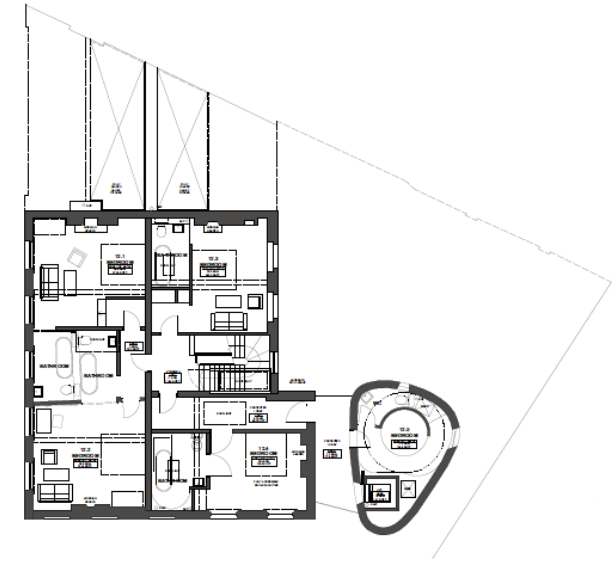
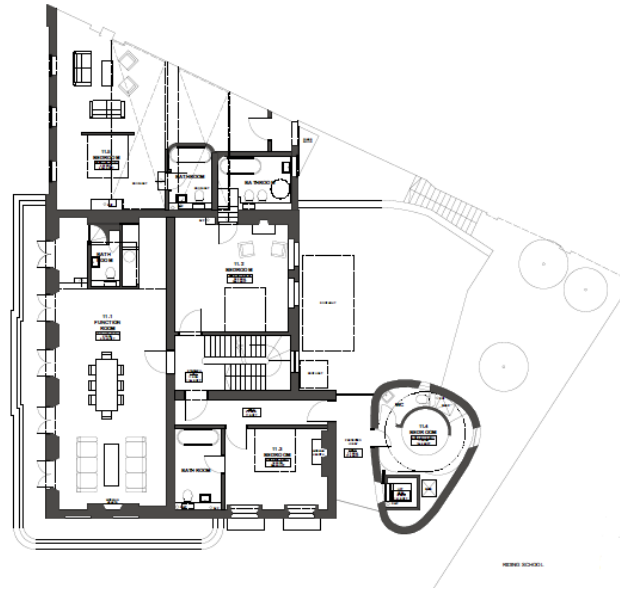
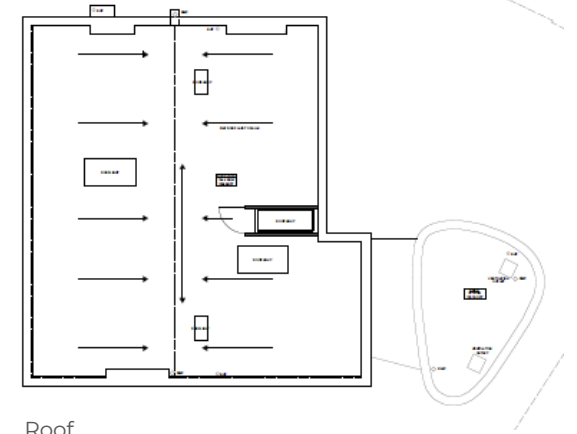
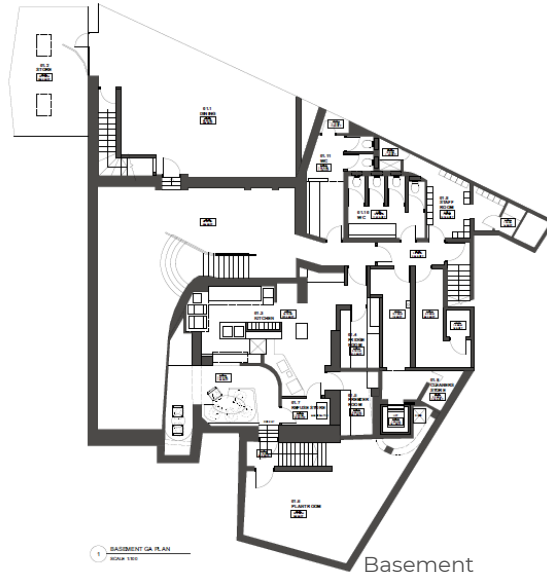


The above site plan is not to scale and is provided for indicative purposes only (source Promap).
All red lines drawn are provided for indicative purposes only.





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Ground Floor

First Floor

Second Floor

The above plans are not to scale and is provided for indicative purposes only..

VIEWINGS & FURTHER INFORMATION

A discreet customer inspection is encouraged. Neither staff nor customers are aware of the property being marketed to let and should not be approached under any circumstances.

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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