

PUB TO LET - STAMFORD HILL



TURNPIKE HOUSE PH, 270 STAMFORD HILL, STOKE NEWINGTON, LONDON, N16 6TY

- Fronts busy arterial route into central London (A10).
- Attractive corner Victorian period property.
- Trade garden to rear.
- Nil Premium

The landlord will consider letting the property to non-pub users (subject to obtaining the necessary consents).

RENTAL OFFERS INVITED

SUBJECT TO CONTRACT – sole selling/letting agent

LonL617

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Location

The site lies within an area administered by the London Borough of Hackney, in the northern part of the borough, approximately 8 1/4 kilometres (five miles) north east of central London (Trafalgar Square). It fronts Stanford Hill (A10) at its junction with Ravensdale Road. The surrounding area comprises a mixture of commercial uses include a Builders Merchants and a Sainsbury's Supermarket within close proximity. A residential neighbourhood lies just off the main road.

Stamford Hill Station (London Overground Line) lies approximately 300 metres to the south west which provides access into central London (Oxford Circus station), via Seven Sisters with a journey time of circa 15 minutes.

A location plan is attached.

Description

An imposing, three storey corner property built beneath parapet wall, above part basement. The site benefits from a trade garden and storage shed to the rear. Internally, the building has the following configuration:-

Ground floor	Open plan bar area, kitchenette, and a set of customer wc's.
First floor	Six rooms, bathroom, and a kitchen.
Second floor	Four rooms.

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

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

Ground floor	167 sq m (1,796 sq ft)
First floor	138 sq m (1,485 sq ft)
Second floor	71 sq m (763 sq ft)
Basement	not measured
Total	376 sq m (4,045 sq ft)

According to Nimbus Maps, the property has the following site area and building footprint measurements:-

Building Footprint	268 sq m (2,886 sq ft)
Total Site Area	500 sq m (5,380 sq ft)

NB: The floor areas set out are approximate and are 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.

Licensing

The property does not currently have a premises licence for the sale of alcohol, therefore any use requiring a premises licence shall be subject to a new premises licence being obtained.

Rating Assessment

The property is listed within the current (2023) Rating List as a 'Public House & Premises' with a Rateable Value of £24,700.

Basis of Letting

Rental offers are invited for the new free-of-tie lease, all terms to be negotiated. The landlord will consider leasing the entire property or just the ground floor and basement with or without the trade garden. All terms are to be agreed. The landlord will also consider letting the ground floor and basement to alternative users, subject to obtaining the necessary consents.

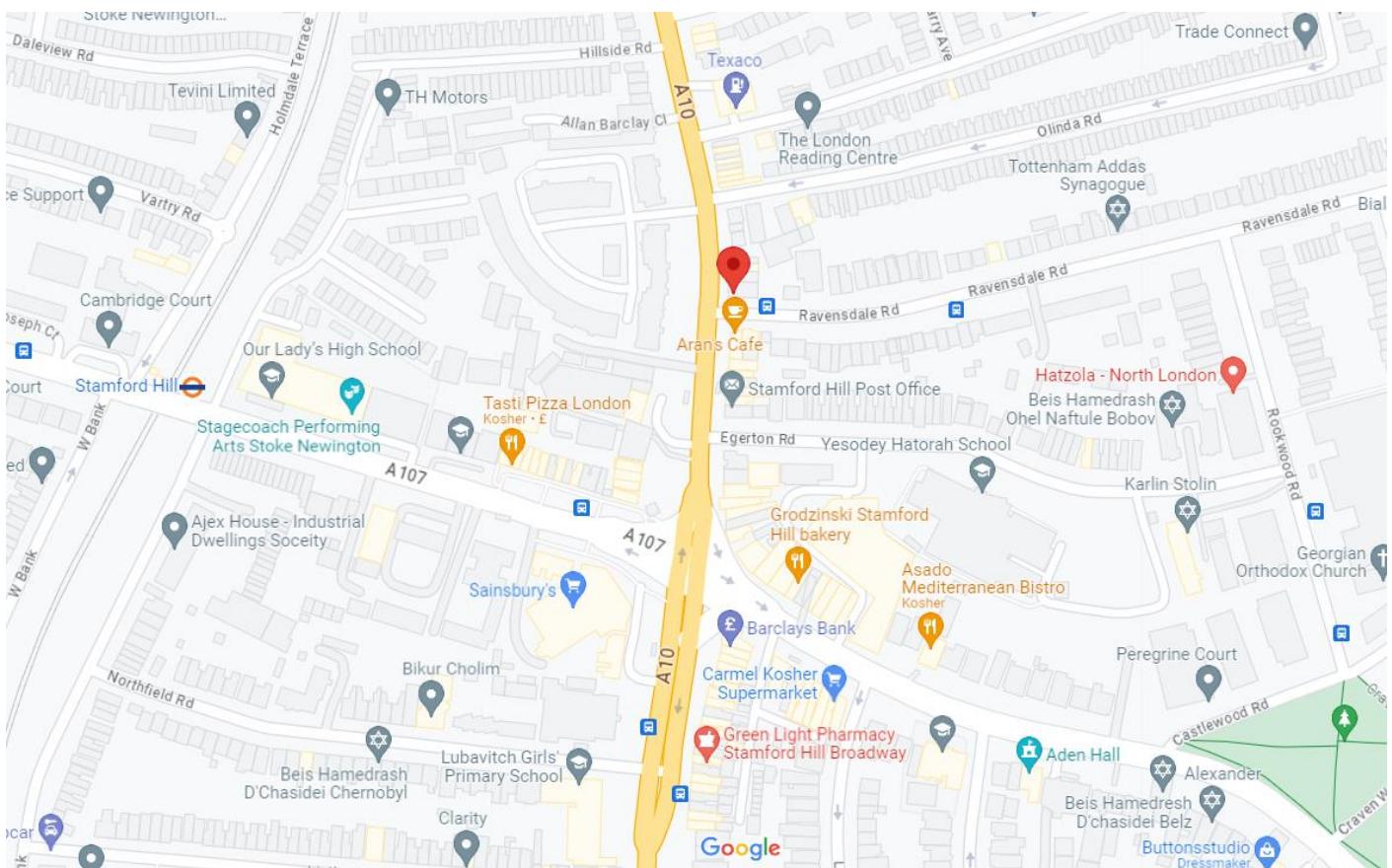
Viewings & Further Information

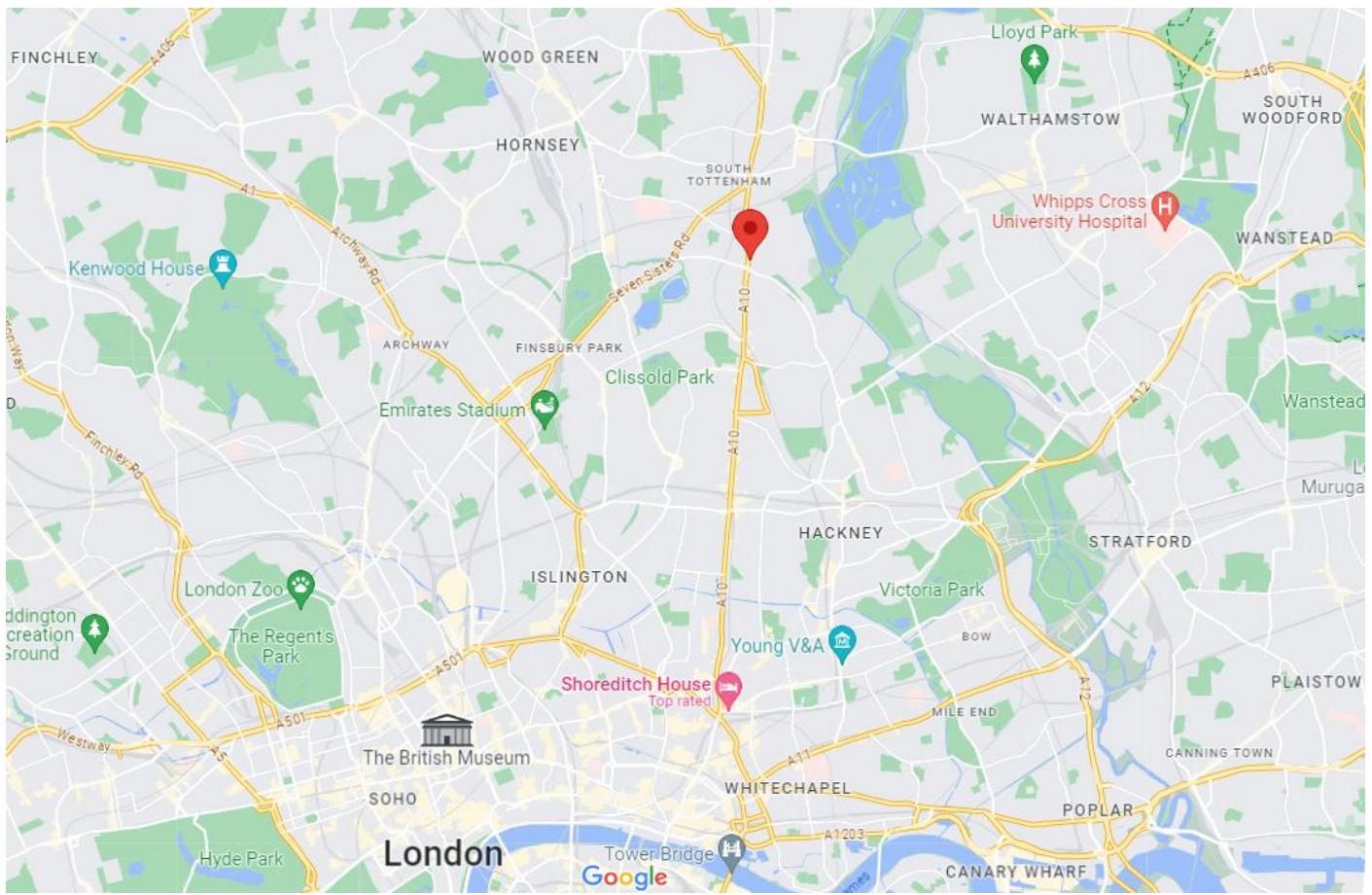
For further information or to organise a viewing, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. Panayiotis.themistocli@agg.uk.com.

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.

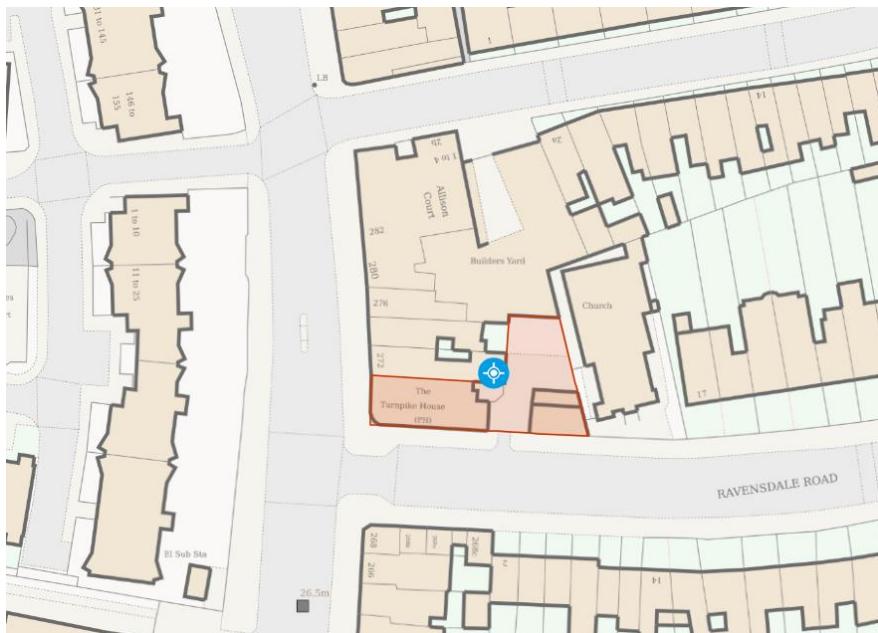
Location Plans





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

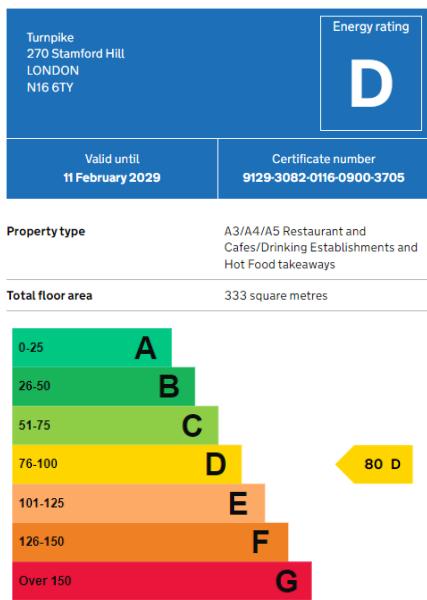
Site Plan



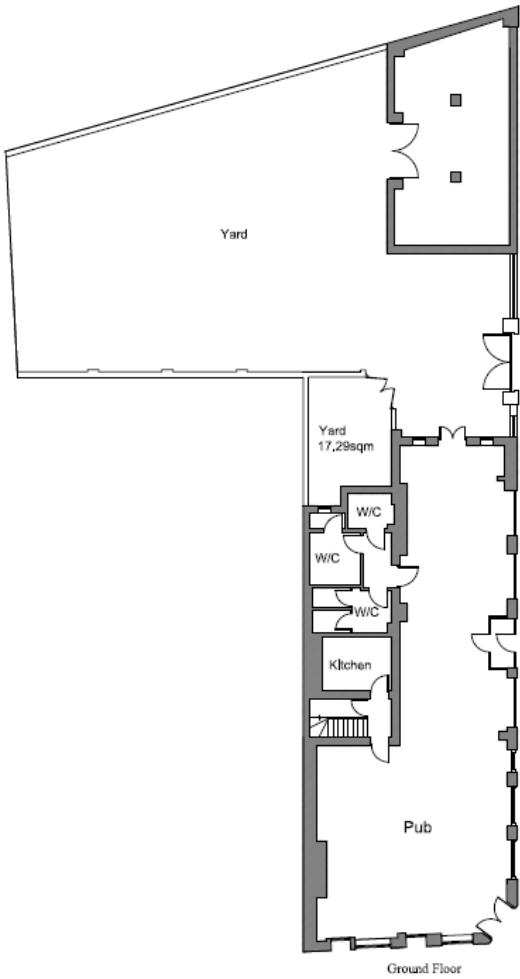
Source: Nimbus Maps. Not to scale - provided for indicative purposes only.

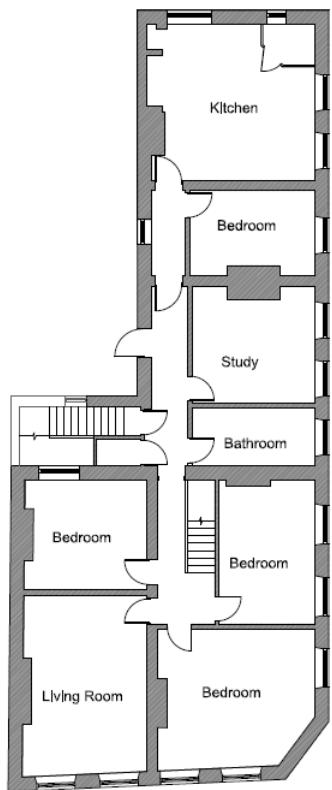
EPC

EPC Rating "D" 80 – extract below.

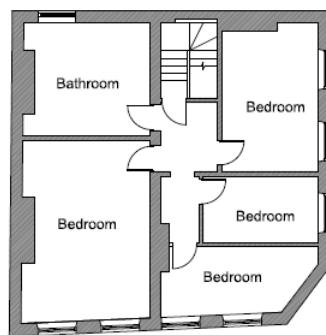


Floor plans





First Floor



Second Floor

Ground floor trading area



Rear trade patio

