

WELL INVESTED PUB IN DESIRABLE LOCATION

**ANGEL INN, 37 HIGHGATE HIGH STREET, LONDON, N6 5JT**

- New letting
- Prominent, centre of the village, location
- Recently refurbished/well invested
- Two-bedroom flat plus ancillary accommodation/three un-used rooms
- Blue Plaque in honour of Graham Chapman (Monty Python)

GUIDE RENT - £45,000 PER ANNUM (VAT will be payable in addition)
SUBJECT TO CONTRACT sole letting rights

LONL637

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Location

The property is located at the junction of South Grove occupying a central position in the High Street. Highgate Village comprises of mainly independent offers, interspersed by some national brands. The property is adjacent the 'bus terminus', the nearest underground stations being Highgate (approximately 800m north) and Archway (approximately 1km to the south east).

A location plan is attached. [Link to Street View.](#)

Description

The property is semi detached, built on three storeys over basement. The accommodation can be summarised as follows:

Ground floor	Open plan bar area with single servery; commercial kitchen with open 'pass' and support accommodation; accessible WC; male and female customer WCs.
Basement	Food storage/prep area; cold cellar; wines and spirits store; general storage areas; boiler cupboard.
First floor	Separate WC; store room; lounge; two bedrooms; bathroom; kitchen; office; access to flat roof area.
Second floor	Three un-used rooms.
Outside	Small outdoor trade area to the north west corner of the site (held on a pavement licence).

Services

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

Licensing

The property's Premises Licence permits the sale of alcohol between the hours of 10:00am and 11:59 Monday to Saturday and 10:00am to 11:00pm on Sunday.

Planning

From informal enquiry of Camden Council, we have established that the property is not listed but is situated within the Highgate Village conservation area.

Rating Assessment

The property has a rateable value of £32,000 and is listed as a public house and premises.

Basis of Letting

The property is being offered to let on a new 10-year full repairing and insuring lease with a market rent review to take place at the fifth year. The letting will be subject to a 'wet tie' with Mitchells & Butlers at attractive/low purchasing prices. Guide rent £45,000 per annum. A list of tied products is available upon request.

The property is provided with a full trade inventory and this is available to purchase, at valuation.

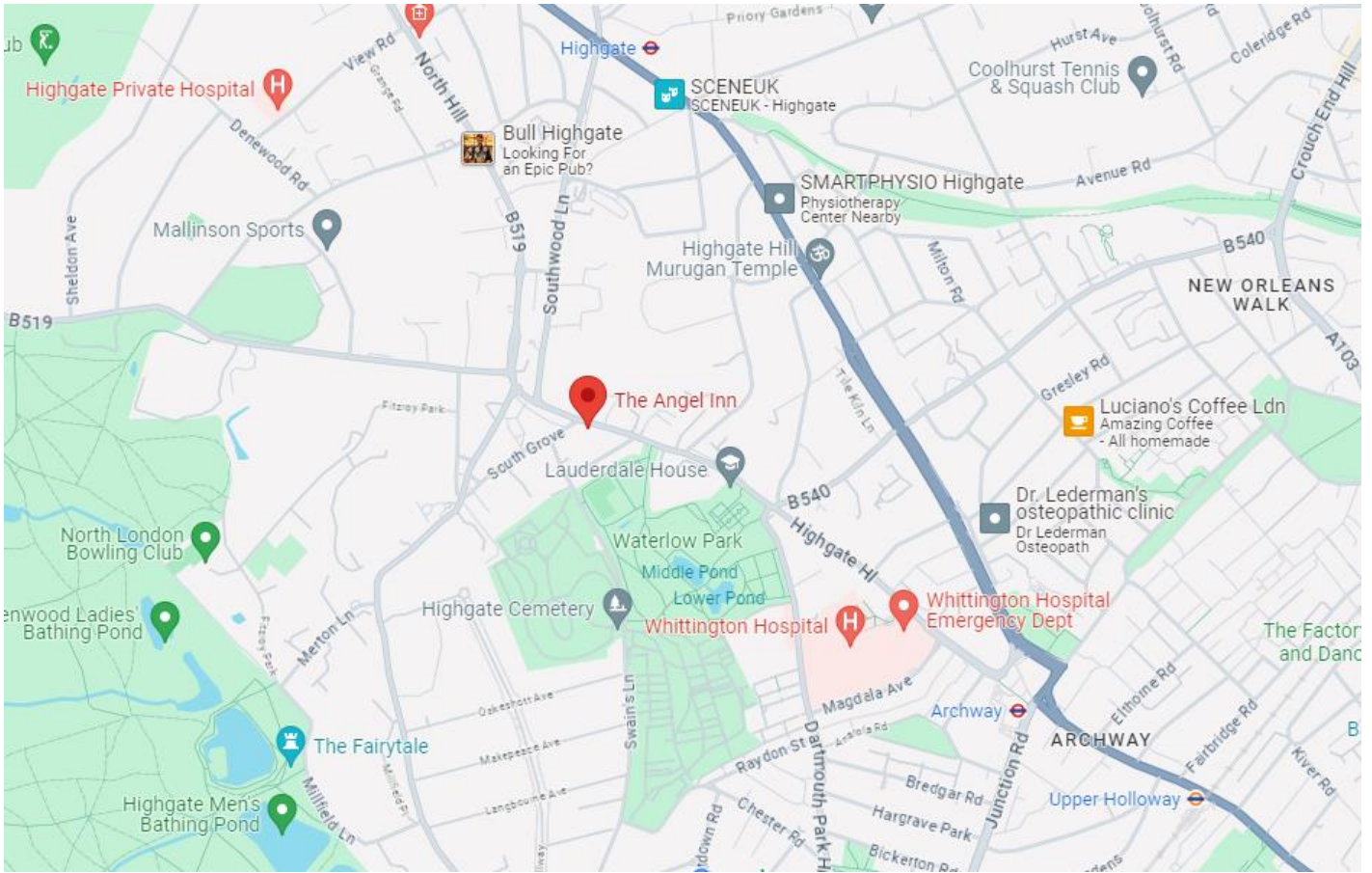
Viewings

The business is trading and initial discreet customer inspections are encouraged, without mentioning the intended letting to staff or customers. For further information or to arrange a full inspection, please contact David Gooderham on either Tel: 020 7836 7826 or Email: David.Gooderham@agg.uk.com

EPC

An EPC has been commissioned.

Location Plan



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