

## 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.
- 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](#)

**PUB FOR SALE OR LET WITH VACANT POSSESSION**  
**GUIDE PRICE £1.2m+VAT - GUIDE RENT £50,000 PER ANNUM**  
**SUBJECT TO CONTRACT**

LonF629

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The property lies within an area administered by the London Borough of Islington approximately 6 ¼ 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

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.

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)

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 or Letting

Offers are invited in the region of £1.2m for the freehold interest with vacant possession upon completion. The owner will also consider letting the entire property or only the ground floor on a new free-of-tie lease, all terms to be negotiated.



## Further Information & Viewings

The landlord is seeking rental offers for the ground floor only, all term to be negotiated. For further information or to organise a viewing, please contact Panayiotis Themistocli on Tel. 07973 856 232 or Email.

[panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

### VIDEO TOUR

(4:39 YouTube video clip)

### VIRTUAL TOUR

## EPC

The property has an EPC rating of "C 74". Extract below.

## Money Laundering

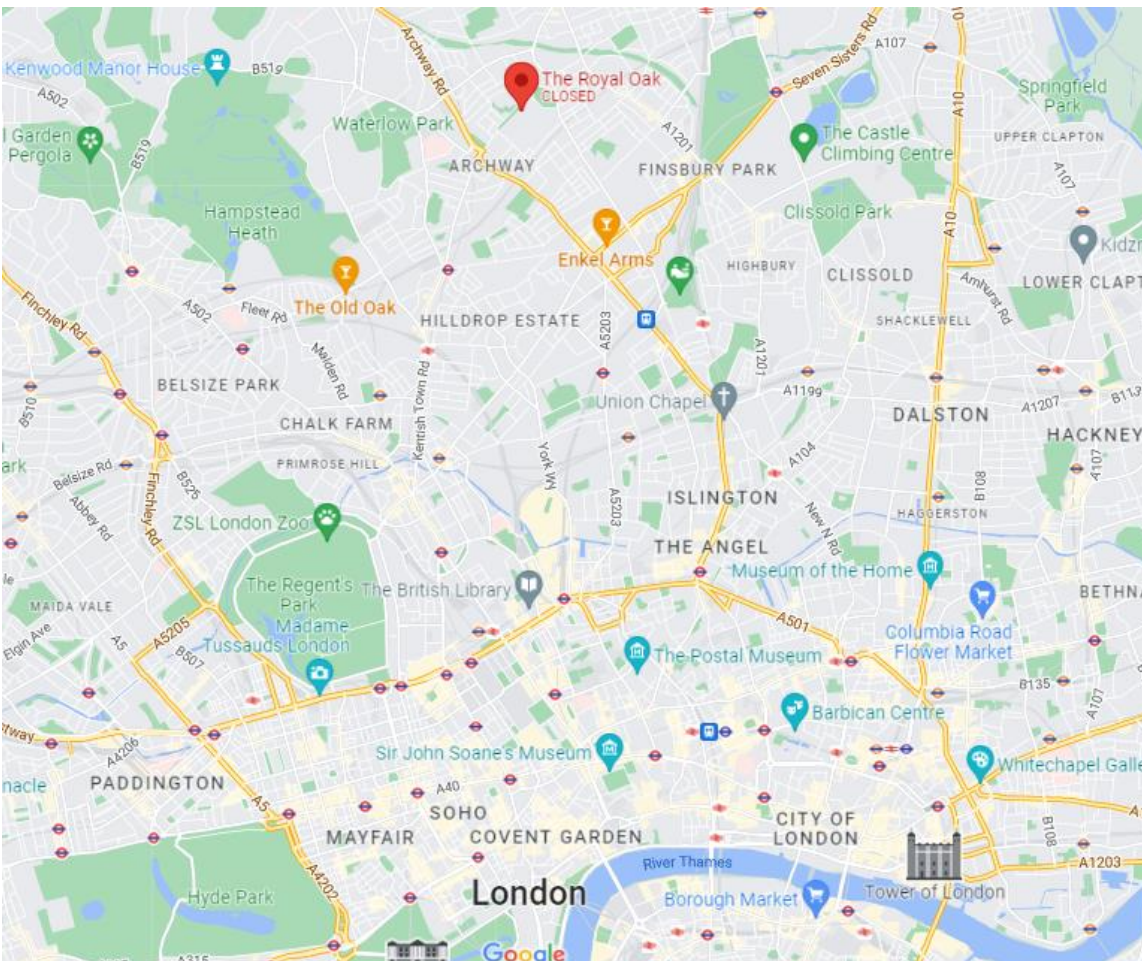
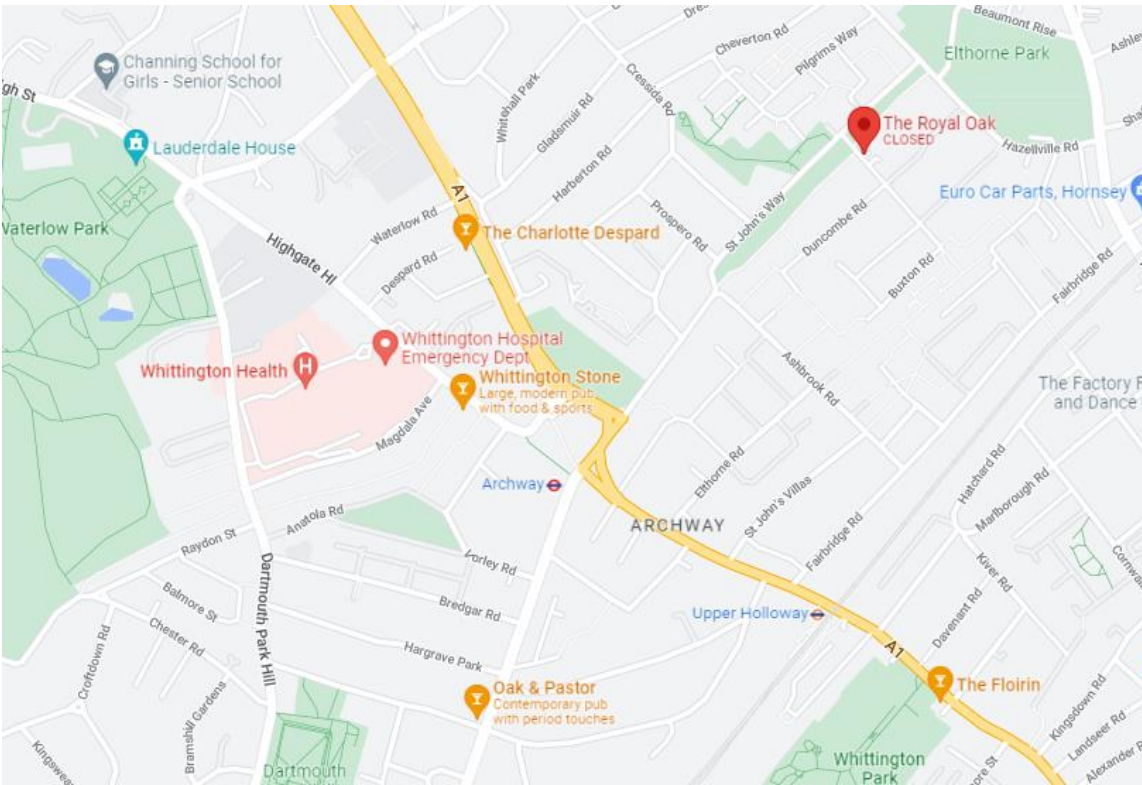
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

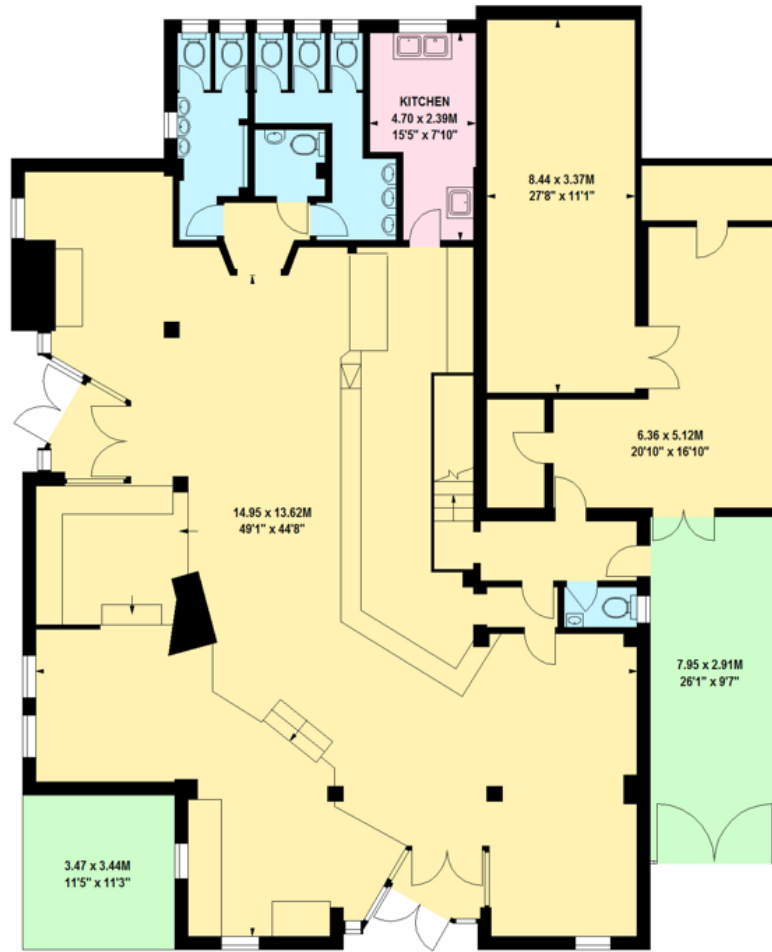
## Site Plan



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

## Location Plans





Ground 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.



## Energy performance certificate (EPC)

The Royal Oak 250 St John's Way LONDON N19 3RJ	Energy rating <b>C</b>	Valid until: 7 March 2034
		Certificate number: 2318-3207-8363-0927-9074

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	338 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

