



SIR RICHARD STEELE

97 HAVERSTOCK HILL, BELSIZE PARK, LONDON, NW3 4RL

SIR RICHARD STEELE SUMMARY

FREEHOLD PUB FOR SALE

- High value residential area
- Close proximity to both Camden Town and its vibe and the refinement of Belsize Park
- Fully exploited upper parts converted into luxury flats
- High quality pub fit-out with additional functions room.

FREEHOLD INVESTMENT

OFFERS INVITED IN THE REGION OF
£3.75 million

SUBJECT TO CONTRACT

Sole Selling Rights

LONF680

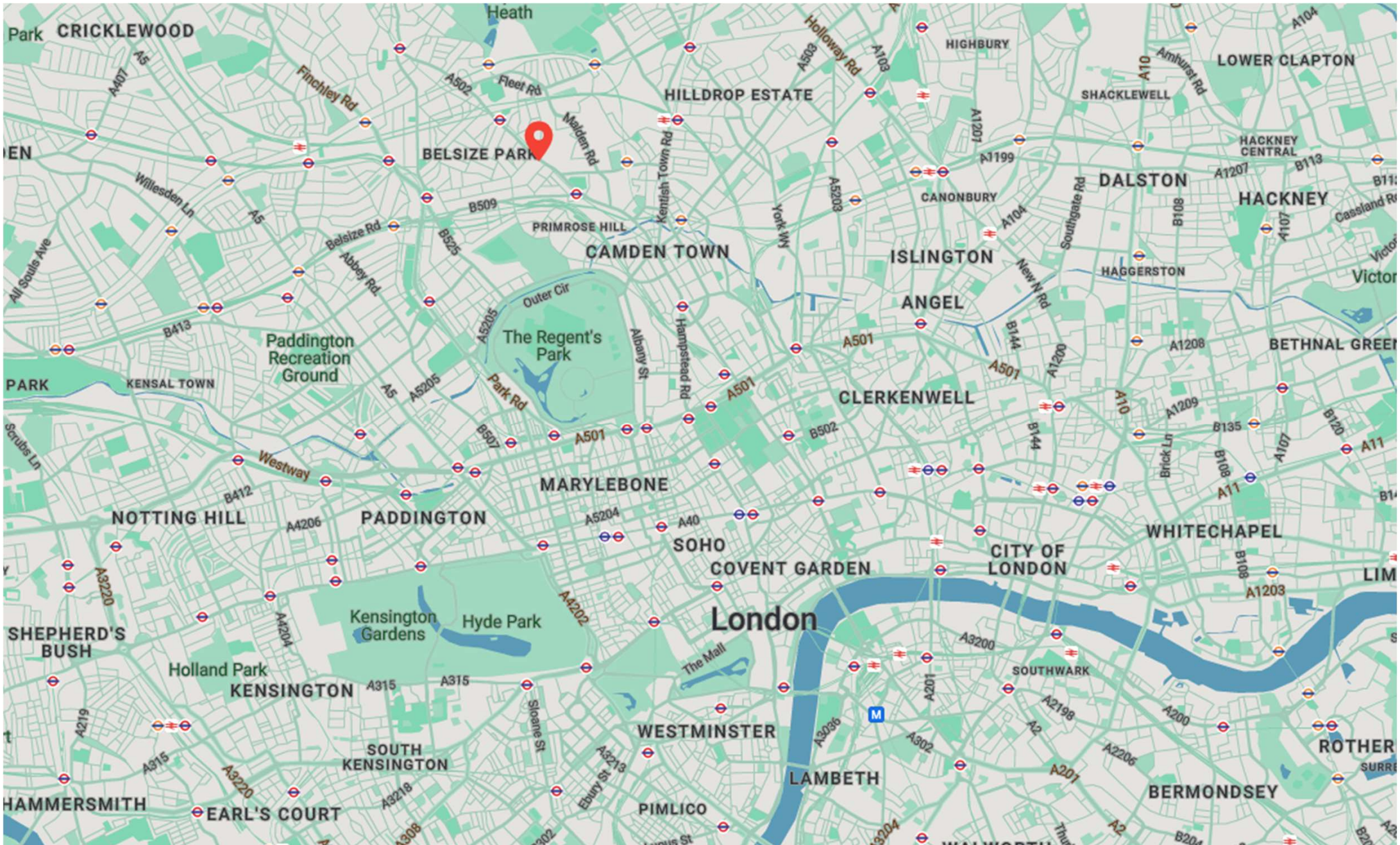


LOCATION

The property fronts Haverstock Hill (A502) midway between Belsize Park to the north and Chalk Farm underground station to the south, approximately 1 mile to the north west of Camden town centre. The pub is immediately surrounded by residential accommodation, mixed in style and typically of high value.

A parade of shops adjoins the pub. The local area has seen significant residential value growth in recent years fuelled by its proximity to Camden and central London with easy transport communications to both.

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DESCRIPTION

A large, well presented, end of terrace, late Victorian style, three storey building over basement with part painted rendered/part exposed brick elevations and parapet wall to roof. Single storey extension to the rear. Trade patio to the side.

The pub has seen significant internal investment in recent years and has been transformed to a high-quality trading bar and functions room at ground floor level with four luxury self-contained residential apartments above.

The approximate floor areas are as follows:-

Ground floor	2,560 sq ft	238 sq m
Basement	1,743 sq ft	162 sq m
First floor	1,722 sq ft	160 sq m
Second	1,722 sq ft	160 sq m
Total	7,747 sq ft	720 sq m
Site Area	4,225 sq ft	392 sq m

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 pub is set out as follows:-

Basement

Ladies and gentlemen's, customer toilets, fitted to a high-quality. Chilled beer store with delivery drop to patio above. Commercial kitchen – fully fitted with high-quality equipment and extraction system, including an electronic hoist to trading area above.

Ground floor

Set up as a traditional **public bar**, with U-shaped counter and excellent floor to ceiling height/natural daylight throughout. Fitted with an eclectic mix of furnishings and framed wall prints throughout. Disabled WC.

Functions room dominated by large skylight and fitted in a simplistic style, in contrast to its adjoining bar area. Bar counter to the rear. Access to trade patio.

First floor

Flat one – comprising one double bedroom, living room, kitchen and bathroom.

Flat two - comprising two double bedrooms, living room, kitchen and bathroom.

Second floor

Flat three – comprising one bedroom, living room, kitchen and bathroom.

Flat four - comprising two bedrooms, living room, kitchen and bathroom.

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SERVICES

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

LICENSING

From informal enquiry of London Borough of Camden, it is understood that the property has a Premises Licence permitting the sale of alcohol Monday to Saturday from 10:00am until 11:00pm and Sunday from noon until 10:30pm.

PLANNING

We have been advised that the property is not statutorily listed but is situated within the Eton Conservation Area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

TENURE

Public house let on 20 year term from February 2023 on internal repairing and insuring basis. The passing rent is £120,000 pa. The next review is set for 2028.

The apartments above are let separately at a combined rent of £130,200 per annum., gross.

EPC

An EPC will be made available to interested parties.

RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £43,000 with effect from April 2023.

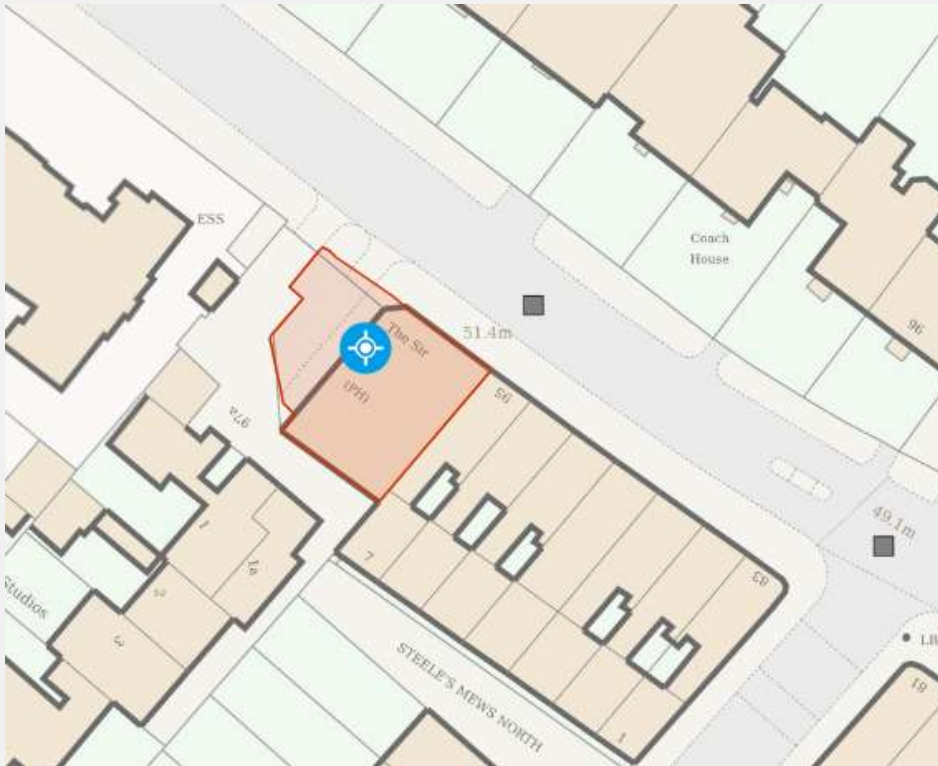
BASIS OF SALE

Inviting unconditional offers for the highly valuable freehold investment.

Guide price £3.75 million which equates to a net initial yield of 6.26% . The guide price equates to £484 per sq ft.

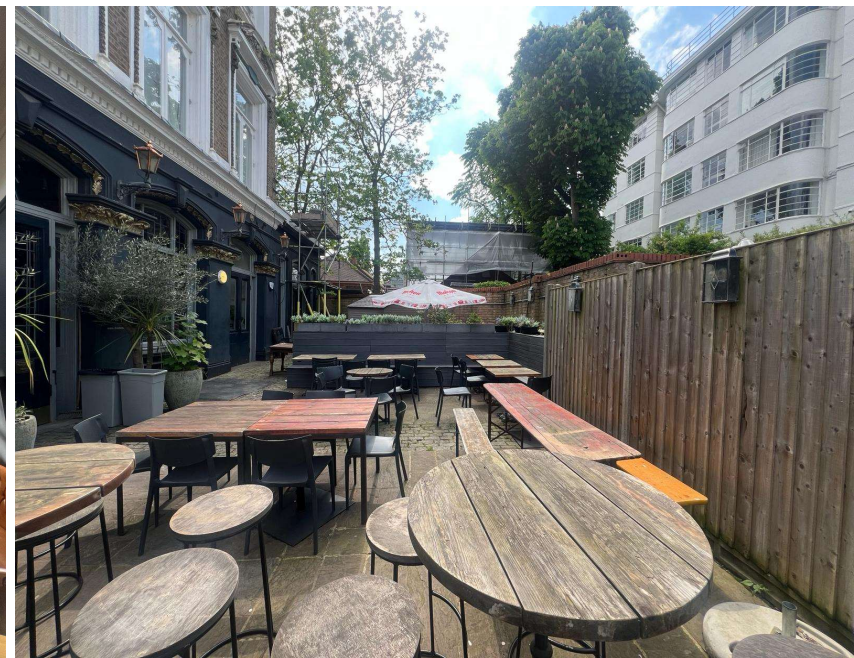
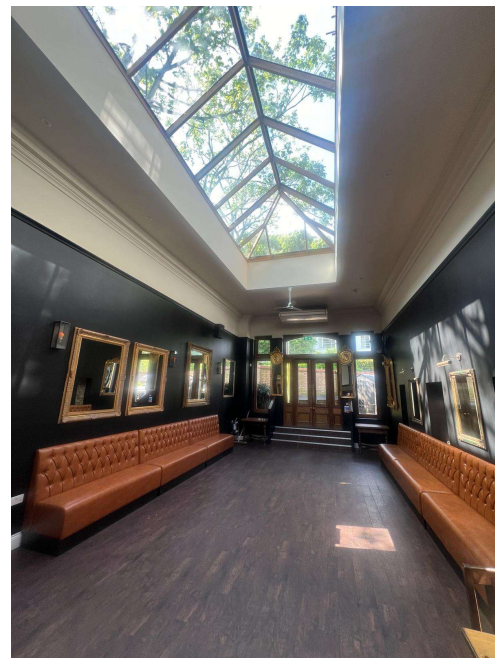
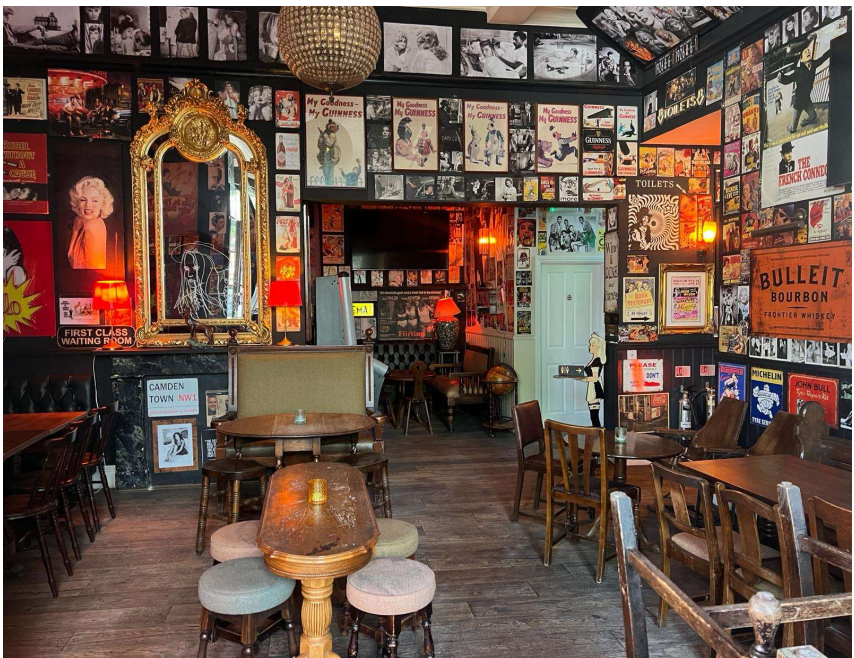
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SIR RICHARD STEELE SITE PLAN



The demise equates to all land and buildings shown within the red boundary line.

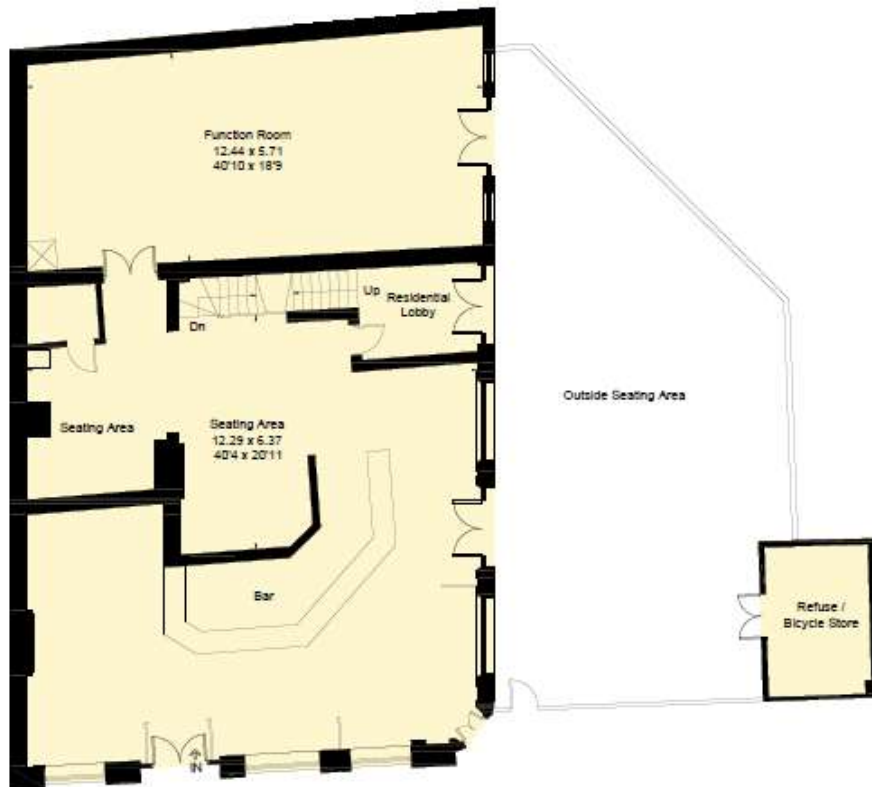
The above site plan is not to scale and is provided for indicative purposes only (source Nimbus Maps).
All red lines drawn are provided for indicative purposes only.



SIR RICHARD STEELE FLOOR PLANS

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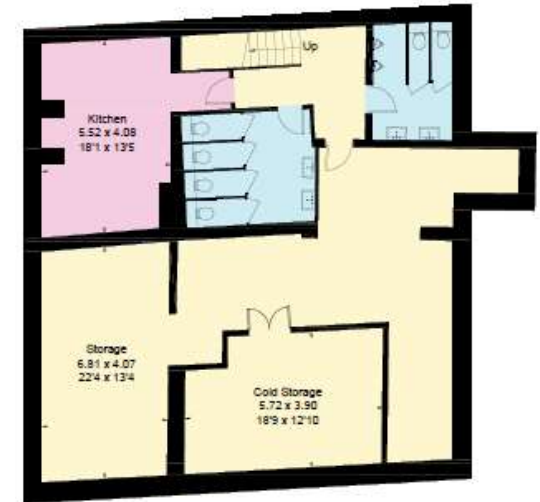
Ground Floor



First Floor



Lower Ground Floor



Second Floor



The above plans are provided for indicative purposes only and the interior layout may have changed since these plans were prepared. AG&G have not measured the property and the floor areas and plans are provided for guidance purposes only and are not to be relied upon. Should you wish to organise a building survey / measured survey prior to bidding or exchange of contracts please let us know and we will organise access so the bidder can satisfy itself with the size, layout, condition, and configuration of the property. AG&G therefore cannot be liable for any losses.



The Docklands

City of
London

The Shard

BT-Tower



Chalk Farm
Underground



VIEWINGS & FURTHER INFORMATION

The pub is open and trading, a customer inspection is encouraged. Neither staff, management nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.

This is the sale of the investment only. Business is unaffected.

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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