

## OLD STREET – CORNER SITED FREEHOLD – LESS THAN £235 SQ. FT.



(Historic Photo)

### FORMER NOMAD, 58 OLD STREET, LONDON EC1V 9AJ

- Prominent corner sited property approximately 570m west of Old Street Roundabout
- Old Street Station approximately 600m, Farringdon Station approximately 775m
- Ground and first floor former trade areas
- Second floor roof terrace
- 4:00am licensing on Friday & Saturday, 1:00am all other nights
- Vertical extension potential – subject to necessary consents

### FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION

GUIDE PRICE £950,000 + VAT

SUBJECT TO CONTRACT – sole selling agent

LONF669

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### Location

The pub lies within an area administered by the London Borough of Islington, the property fronts Old Street at its junction with Golden Lane, Old Street roundabout lying approximately 570m to the east. This section of Old Street has a variety of ground floor commercial uses, including eating and drinking establishments. It is a densely built part of Central London with a range of land uses in the surrounding area, including residential and office.

The nearest underground station is Old Street. Barbican Station is approximately 460m south, with Angel Underground Station located circa 1,200 metres to the north west. This is an accessible location, with numerous bus routes passing the property.

A location plan is attached.

### [Link to Street View](#)

### Description

The ground and first floors have previously been used for trade purposes, the configuration of the property is as depicted on the enclosed floor plans with basement storage and second floor accommodation, including a roof terrace. The property is in need of repairs/ investment.

The property has the following approximate gross internal floor areas:-

Ground Floor	128.7 sq m (1,385 sq ft)
First Floor	114.7 sq m (1,235 sq ft)
Second Floor	56.1 sq m ( 604 sq ft)
Basement	76.1 sq m ( 819 sq ft)
<b>Total</b>	<b>376 sq m (4,043 sq ft)</b> Plus roof terrace.

Promap Measurements:-

Building footprint:	141 sq m (1,517 sq ft)
Total site area:	146 sq m (1,570 sq ft)

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on these 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 their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

### Services

The property is believed to be connected to all mains services although electricity is currently disconnected. To be confirmed.

### Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 9:00am until 1:00am Sunday to Thursday and from 9:00am until 4:00am on Friday and Saturday.

### Planning

From enquiry of the London Borough of Islington it has been established that the property is not listed as being of special architectural or historical interest, nor does it lie in a Conservation Area. We understand that the property is not currently listed as an 'ACV' (Asset of Community Value).

### Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £61,000 with effect from 1<sup>st</sup> April 2023. N.B. There is currently, for the 2023/24 billing year, a 75% discount on the amount payable.



## Basis of Sale

The subject to contract guide price for the freehold interest with vacant possession upon completion is £950,000. VAT will be payable in addition to the purchase price. Any items left on site at completion will form part of the sale and no inventory listing will be provided.

## EPC

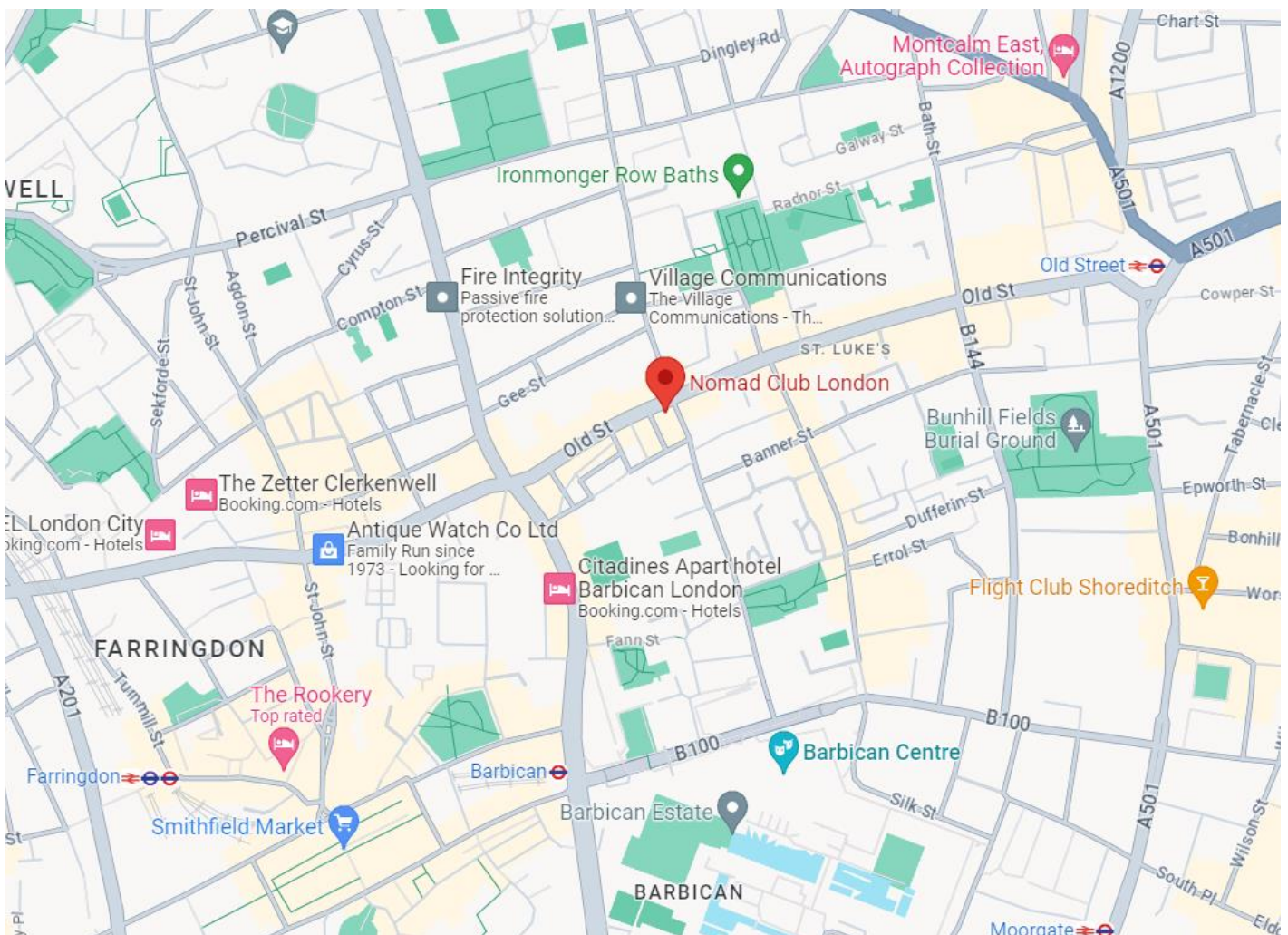
Being prepared.

## Viewings & Further Information

The business is currently closed, an external inspection is recommended in the first instance. For further information or to request a viewing, please contact David Gooderham on tel. 020 7836 7826 or email. [david.gooderham@agg.uk.com](mailto:david.gooderham@agg.uk.com)

## Location Plan

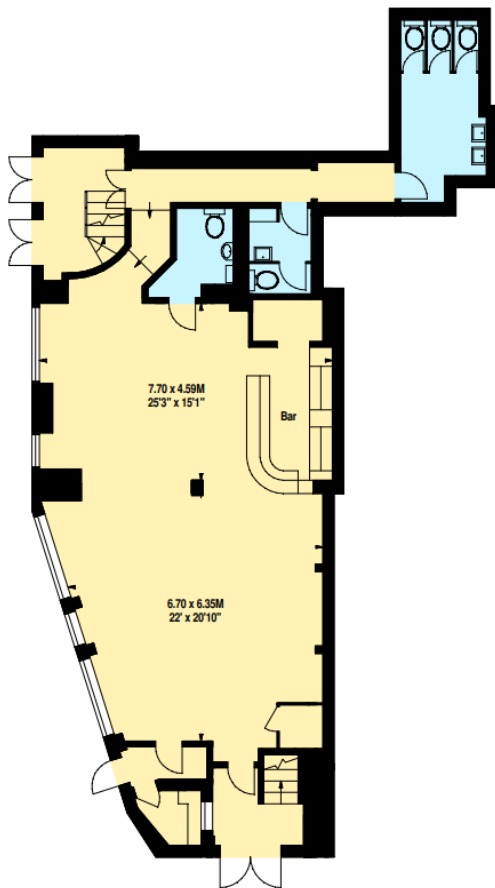
[Link to Location Map](#)



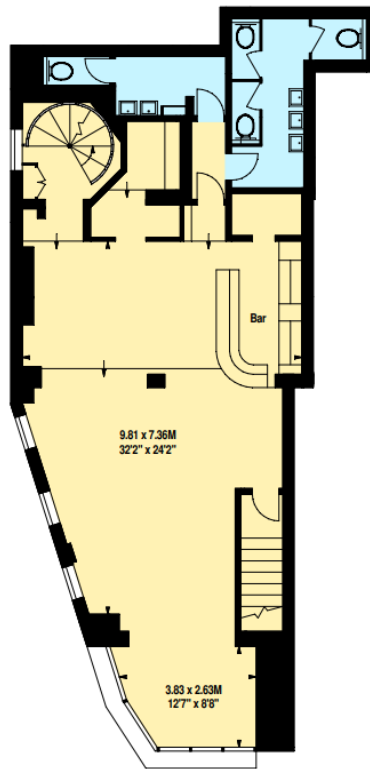
Source: Google Maps. Not to scale - Provided for indicative purposes

## Floor Plans

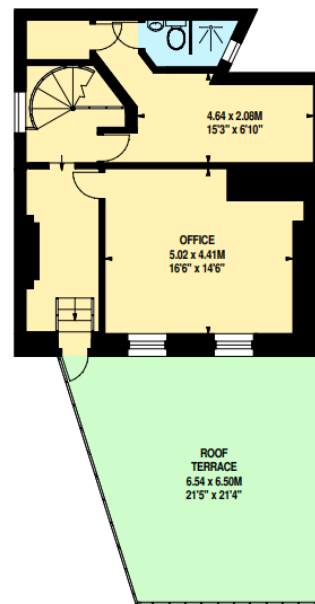
Ground Floor



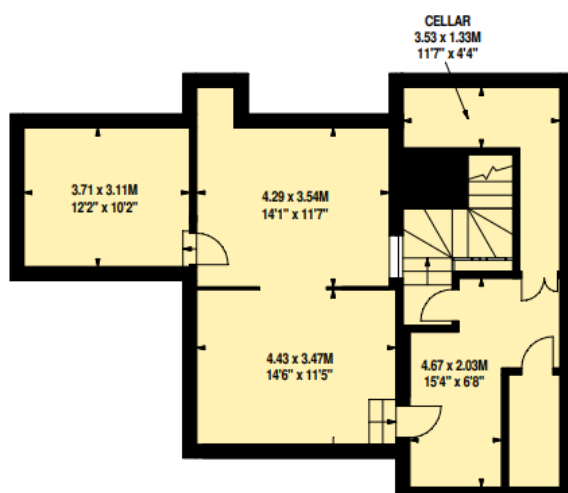
First Floor



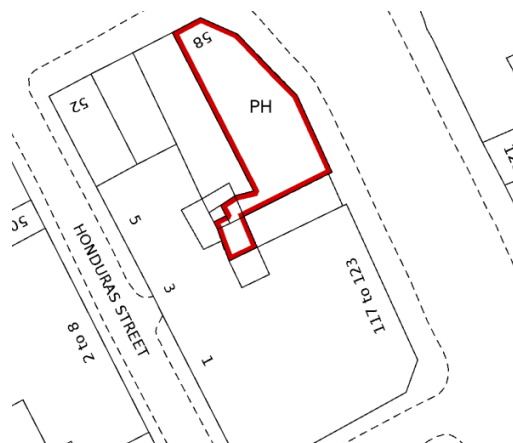
Second Floor



Basement



Title Plan



Not to scale – provided for indicative purposes only.

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