

THE TOLL GATE

AG&G

26 – 30 TURNPIKE LANE, HORNSEY, LONDON, N8 0PS



THE TOLL GATE SUMMARY

FREEHOLD PUB & RESIDENTIAL INVESTMENT FOR SALE

- Approx. 150m from Turnpike Lane Underground Station
- Licenced to sell alcohol until 1:00am Friday & Saturday
- Gross internal area approx. 790.8 sq m (8,513 sq ft)
- Let on two leases producing £156,000 per annum
- Prominent building fronting busy road

VIDEO TOUR (HISTORIC)

GUIDE PRICE £2,100,000

**REFLECTING CIRCA NIY 7%
(ASSUMING 6.25% PURCHASING COSTS)
APPROX. £245 PER SQ FT CAPITAL VALUE**

SUBJECT TO CONTRACT

Sole Selling Rights

LonF684



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LOCATION

Situated within the London Borough of Haringay, approximately 8 ¼ km (5 miles) north of the City of London.

The pub fronts the north side of Turnpike Lane (A504), approximately 100 metres west of its junction with Wood Green High Road.

Nearby occupiers include:- Tesco, Costa Coffee, McDonalds and Sainsburys.

Turnpike Lane Underground Station (Piccadilly Line) lies circa 150 metres to the east providing frequent and direct services into central London (Leicester Square Station) with a journey time of circa 20 minutes.

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DESCRIPTION

A sizeable, semi-detached, fully fitted pub constructed on two storeys above part basement.

Includes first floor self-contained residential letting accommodation.

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

| | |
|---------------------|---------------------------------|
| Ground Floor | 510.0 sq m (5,479 sq ft) |
| First Floor | 180.8 sq m (1,958 sq ft) |
| Basement | 100.0 sq m (1,076 sq ft) |
| Total | 790.8 sq m (8,513 sq ft) |

NB: AG&G have not measured the property and 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 configuration of the pub is as follows:-

Ground floor

Open plan customer trading area decorated in a traditional style fitted with an 'L' shape bar server, a set of customer wc's and a fully equipped trade kitchen. Outdoor trading area to the front comprising 14 benches plus small patio/smoking area to the side.

First floor Residential Accommodation

Comprising:- four bedroom self-contained flat with a kitchen and bathroom. A bedroom and an additional studio flat fitted with a shower room and a kitchenette.

Basement

Cold beer store and ancillary storage areas.

Promap Measurements

The Front patio has a total area of circa 90 sq m (968 sq ft)
 Building footprint approx. 542 sq m (5,832 sq ft)
 The total site area approx. 676 sq m (7,273 sq ft)

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BUSINESS RATES

The property is listed as a Public House & Premises and has a rateable value of £60,000 with effect from 1st April 2023.

SERVICES

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

LICENSING

The property has a Premises Licence permitting the sale of alcohol until 00:30 Sunday to Thursday and until 01:00 on Friday and Saturday.

PLANNING

We have been advised that the property is neither listed or within a conservation area.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.

EPC

A new EPC has been requested and will be available shortly

LEASES

The entire property is let to a private individual on two separate commercial leases.

1. Ground floor and basement public house with associated outdoor space is let until 30th March 2028. The rent passing **£120,000 per annum**.

2. The upper parts are let at **£36,000 per annum** until 29th June 2025.

Copies of the leases are available upon request.

BASIS OF SALE

Inviting unconditional offers for the freehold interest, subject to leases.

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THE TOLL GATE SITE PLAN

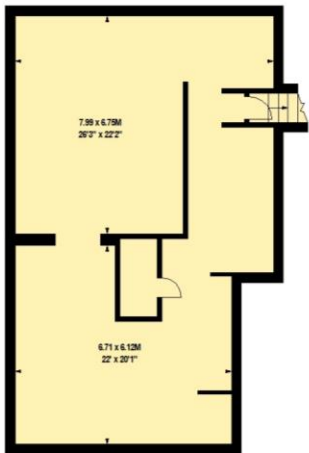


The above site plan is not to scale and is provided for indicative purposes only.
The red-line drawn are provided for indicative purposes only.

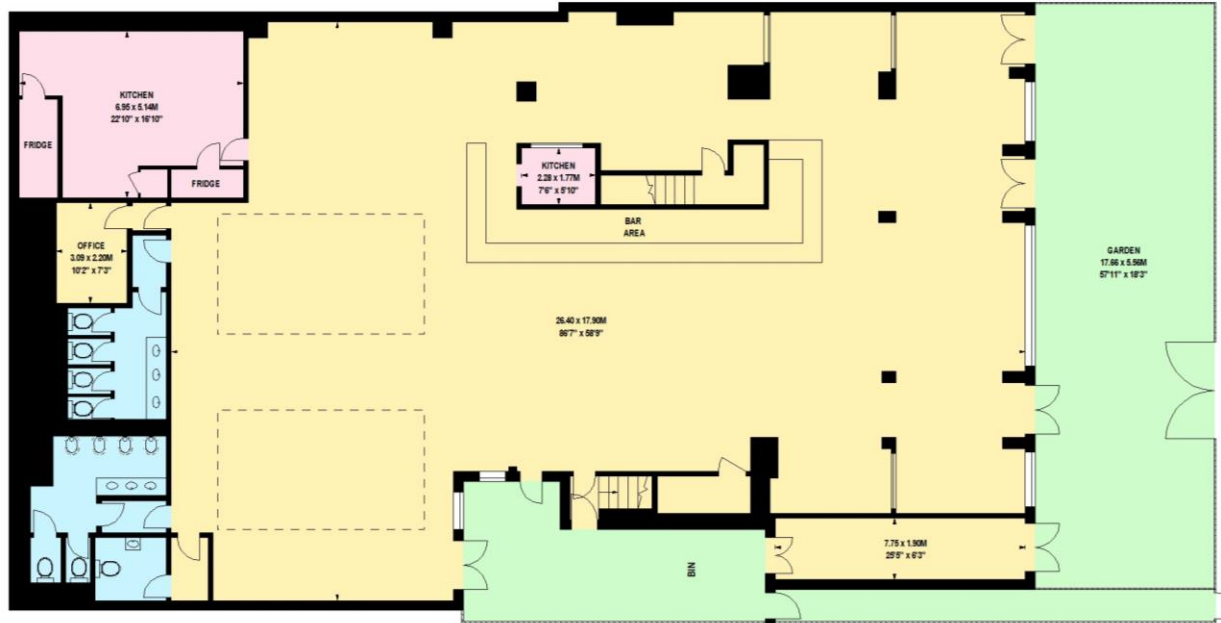
THE TOLL GATE FLOOR PLANS

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The Tollgate,
Turnpike Lane, N8
Approximate Gross Internal Area 790.8 sq m / 8512 sq ft



Lower Ground Floor
99.9 sq m / 1075 sq ft



Ground Floor
510.0 sq m / 5479 sq ft



First Floor
180.8 sq m / 1958 sq ft

The above floor plans are not to scale and is provided for indicative purposes only.





VIEWINGS & FURTHER INFORMATION

The pub is currently open and trading, a customer inspection is encouraged in the first instance.

Neither staff nor customers are aware of the property being marketed for sale, subject to lease (business not affected). Please do not approach anyone onsite regarding this sale under any circumstances.

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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