

LANDMARK LEASEHOLD PUB FOR SALE OR SUB LEASE

FINSBURY PARK, N4



OLD DAIRY PH, 1-3 CROUCH HILL, FINSBURY PARK, LONDON, N4 4AP

All red lines drawn are indicative

- Landmark, prominent pub located circa 150 metres south east of Crouch Hill Railway Station
- Building footprint of approximately 610 sq m (6,565 sq ft)
- Whole building comprising three storeys with an ornate, single storey extension and attractive original features
- Includes two separate, self-contained flats within the upper parts
- Free-of-tie lease with a passing rent of £190,000 per annum, expiring in September 2032
- Offers invited for lease assignment or sub-lease

LEASE FOR SALE OR SUB-LEASE AVAILABLE – fully fitted and equipped

OFFERS INVITED

SUBJECT TO CONTRACT Sole selling rights

LONL721

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Location

The property is situated within the London Borough of Islington, approximately 4 ¼ miles (seven kilometres) north east of Central London (Trafalgar Square) and 500 metres south east of Crouch End. The Old Dairy occupies a prominent corner position at a busy five-way traffic-light controlled intersection on Crouch Hill with Hanley Road, Stroud Green Road, Stapleton Hall Road and Mount Pleasant Crescent.

The pub lies just 150 metres southeast of Crouch Hill Overground Station (Suffragette Line) with Finsbury Park Station (National Rail, Piccadilly Line and Victoria Line) located circa 900 metres to the south east. The surrounding area is a well-established North London neighbourhood with a strong mix of independent retailers, cafés and local services, giving the pub excellent visibility and natural footfall throughout the day.

[Link to Street View](#)

Description

The building presents a bold and characterful extensive façade, reflecting its historic origins and enhancing its presence within the Stroud Green Conservation Area. Internally, premises provides a sizeable, impressive and versatile ground floor trading area which benefits from excellent ceiling height and generous natural light. The layout is divided into four distinct trading sections offering scope for over 160 covers, creating a mix of open and intimate spaces suited to varied operating styles. The interior is decorated in a traditional style with timber flooring and a long 'dog-leg' shape bar servery. A fully fitted and equipped commercial kitchen lies to the rear which benefits from extraction and a walk-in fridge and freezer. A set of male, female and a disabled WC lie to the side and an upland cold beer store lies to the rear off its Hanley Road frontage.

The first floor and second floor benefit from self-contained access off Crouch Hill. Each floor includes a separate one bedroom flat, each with a kitchen, bathroom and a lounge.

We have been advised the gross internal area is as follow (floor plans enclosed on final page):-

Basement	26.7 sq m (287 sq ft)
Ground floor	528.6 sq m (5,690 sq ft)
First floor	TBC
Second floor	TBC

Using the online ProMap measuring service the building footprint is calculated to be: -

Building Footprint	610 sq m (6,565 sq ft)
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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.

Services

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

Licensing

From verbal enquiry of the London Borough of Islington, it is understood the property has a Premises Licence permitting the sale of alcohol from 12 noon until 10:30 pm on Sunday, from 10:00 am until 11:00 pm on Monday to Wednesday and from 10:00 am until 1:00 am on Friday and Saturday.

Planning

From enquiry of the London Borough of Islington, it has been ascertained that the property is Grade II Listed and it is situated within the Stroud Green Conservation Area.

Rating Assessment

The property is listed in the Rating List (April 2026) as a 'Public House and Premises' with a rateable value of £62,500.

Tenure

Free of tie leasehold with a passing rent of £190,000 per annum, expiring in September 2032. The lease includes fixed annual increases of 3.5%. A copy of the lease is available upon request.

Basis of Sale

Offers are invited for the benefit of the subsisting lease or a new sub-lease. Subject to Contract.

Viewings / Further Information

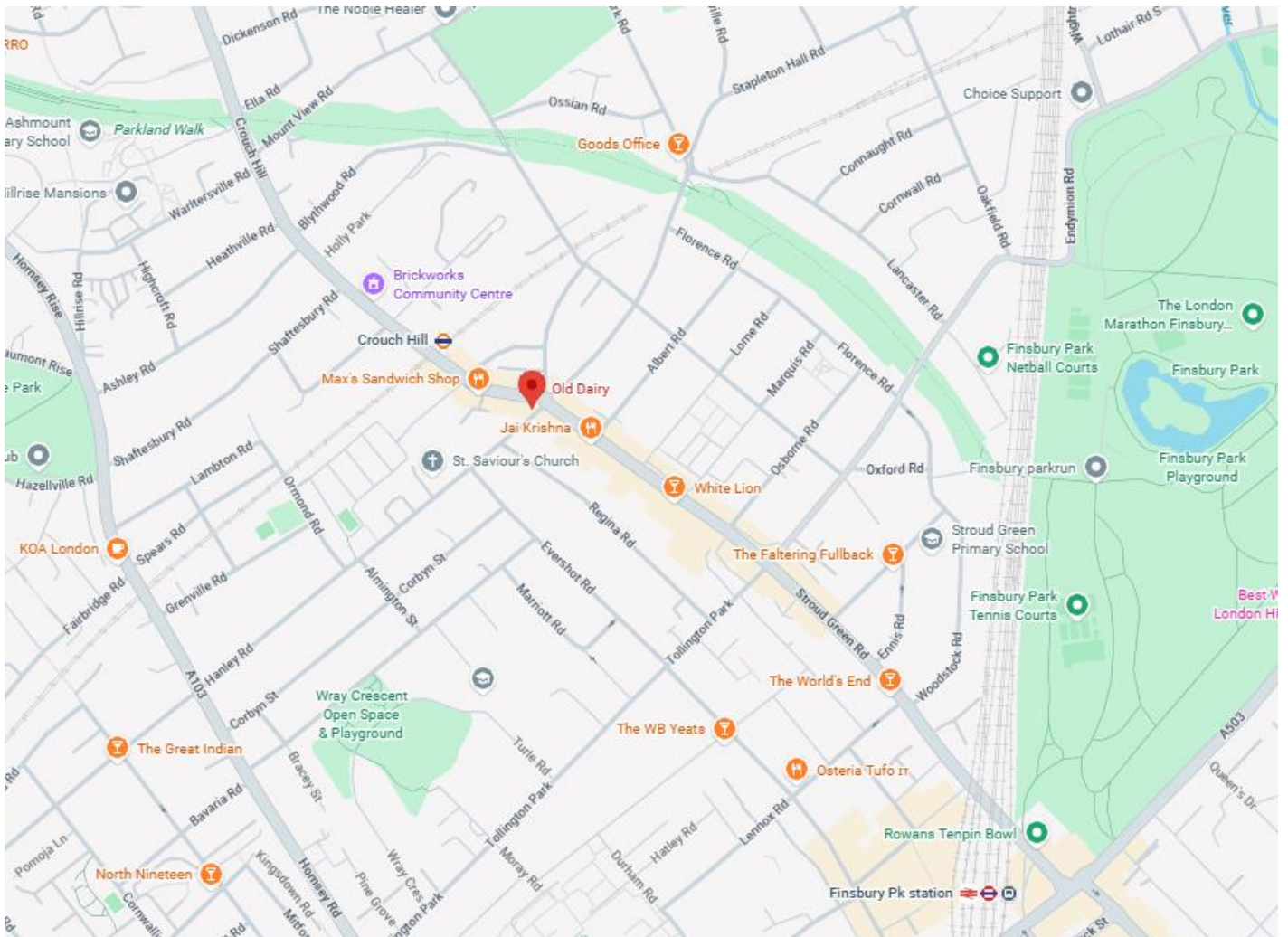
For further information or viewing arrangements, please contact either Michael Penfold (07894 210 853 - michael.penfold@agg.uk.com) or Panayiotis Themistocli (07973 856 232 - panayiotis.themistocli@agg.uk.com).

Energy Performance Certificate (EPC)

EPC Rating 'C' (75) [Link to Historic EPC](#).

A new EPC has been commissioned and will be available in due course.

Location - [Link to Location Map](#) - [Street View](#)



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

Site Plan



Additional Photos





Ground floor and basement floor plans

Old Dairy,
Crouch Hill, N4
Approximate Gross Internal Area 555 sq m / 5977 sq ft
Excluding Bin Store



Basement
267 sq m / 287 sq ft

Ground Floor
528.6 sq m / 5690 sq ft