

AG&G



THE CORONET

338-346 HOLLOWAY ROAD, LONDON, N7 6NJ

THE CORONET SUMMARY

SUBSTANTIAL PUBLIC HOUSE

- Landmark building fronting busy Holloway Road (A1)
- Trade patio to rear plus pavement licence to front
- Licenced to sell alcohol until 1am Fri & Sat
- Short distance to Holloway Road Station
- Close to Arsenal football stadium
- Maximum capacity 908 people
- GIA Approx. 25,000 sq ft

RENTAL OFFERS INVITED

SUBJECT TO CONTRACT

LONL733

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**HISTORIC PHOTOS WHEN PUB WAS
OPEN & TRADING**

LOCATION

Less than half a mile or circa 10 minutes walking distance to the Emirates Stadium.

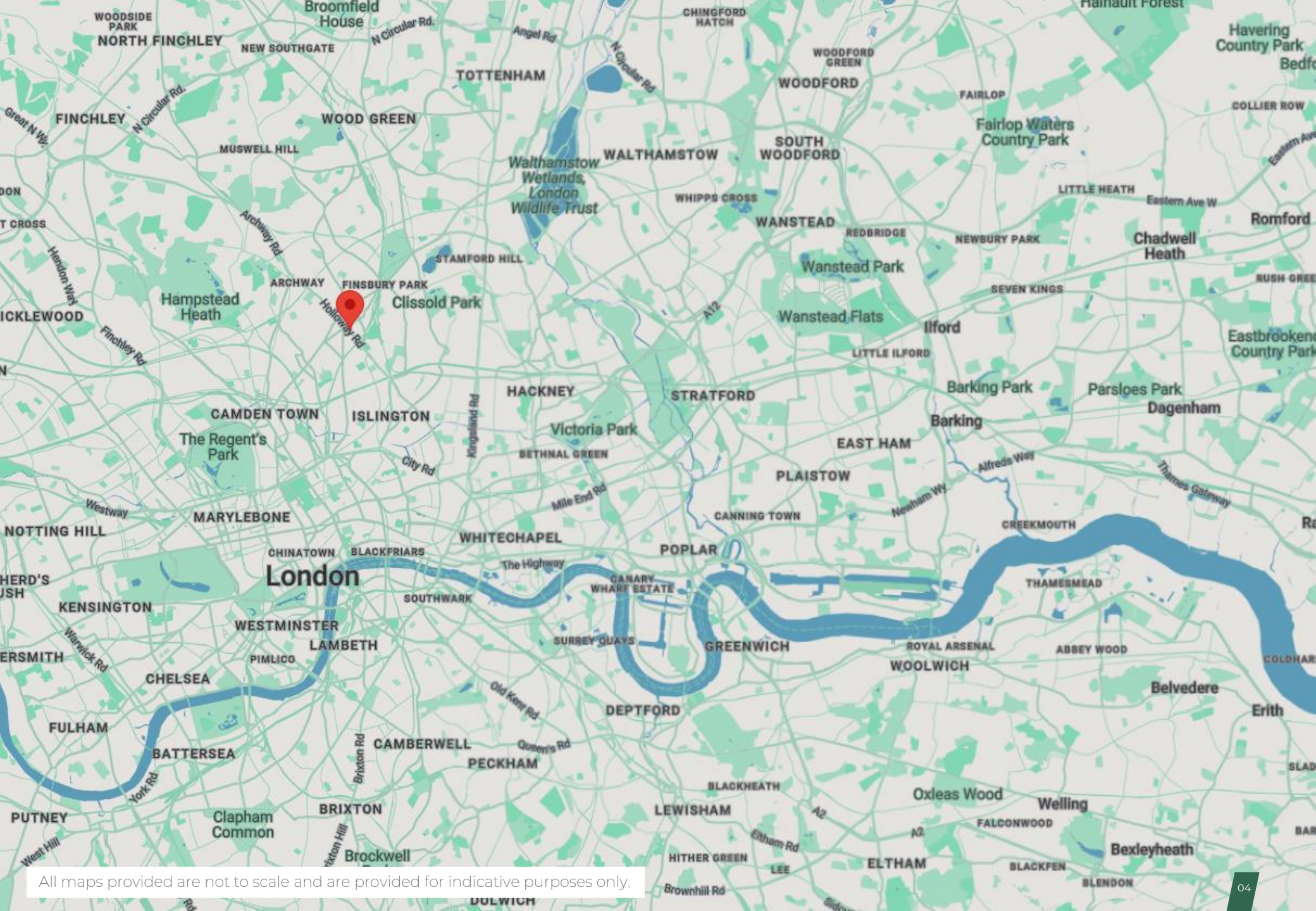
Holloway is a densely populated suburb area of North London which is situated circa 2 ½ miles north of London's West End.

The area is well serviced by public transport with Holloway Road Underground Station (Piccadilly Line) providing regular services into central London with a journey time of circa 10 minutes.

The Coronet is a landmark property which occupies a prominent roadside position on the A1 Holloway Road at its junction with Loraine Road. The surrounding area comprises a mix of commercial and residential uses with occupiers. Nearby occupiers include:- Waitrose, Argos, JD Sport, Sports Direct and McDonald's.

The Emirates Stadium which is the home of Arsenal football club is located within 400 metres.

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DESCRIPTION

Former 1930's cinema, built over ground floor, basement and first floor with additional beer garden to the rear.

Internally the pub is set out as follows:-

Ground floor

Trading accommodation with bar server to one side with seating on loose tables and chairs. A catering kitchen, beer cellar, office, a set of customer WC's and a staff room.

First floor + Auditorium

Former auditorium with raked area (seating removed), disused customer WC's and various storage areas.

Second floor

Various storage areas – disused.

Third floor

Eves storage area – disused.

Basement

Plant room.

We have been advised that the approximate gross internal areas are as follows:-

Ground	940.2 sq m (10,121 sq ft)
Auditorium	585.9 sq m (6,607 sq ft)
First	256.5 sq m (2,761 sq ft)
Second	78.9 sq m (849 sq ft)
Third	437.7 sq m (4,711 sq ft)
Basement	36.4 sq m (392 sq ft)
Total	2,335 sq m (25,441 sq ft)

According to Nimbus Maps the total site area is approximately 0.345 of an acre or 1,369 sq m (15,028 sq ft)

NB: AG&G have not measured the property. 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 informal enquiry of Islington Council, it is understood that the property has a Premises Licence permits the sale of alcohol from 9:00am until 12:30am on Sunday to Thursday and from 9:00am until 1:00am on Friday and Saturday.

PLANNING

We have been advised that the property is not statutory listed nor is it situated within a conservation area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

Please note that the property was previously listed as an Asset of Community Value (ACV) which has now expired.

RATING ASSESSMENT

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

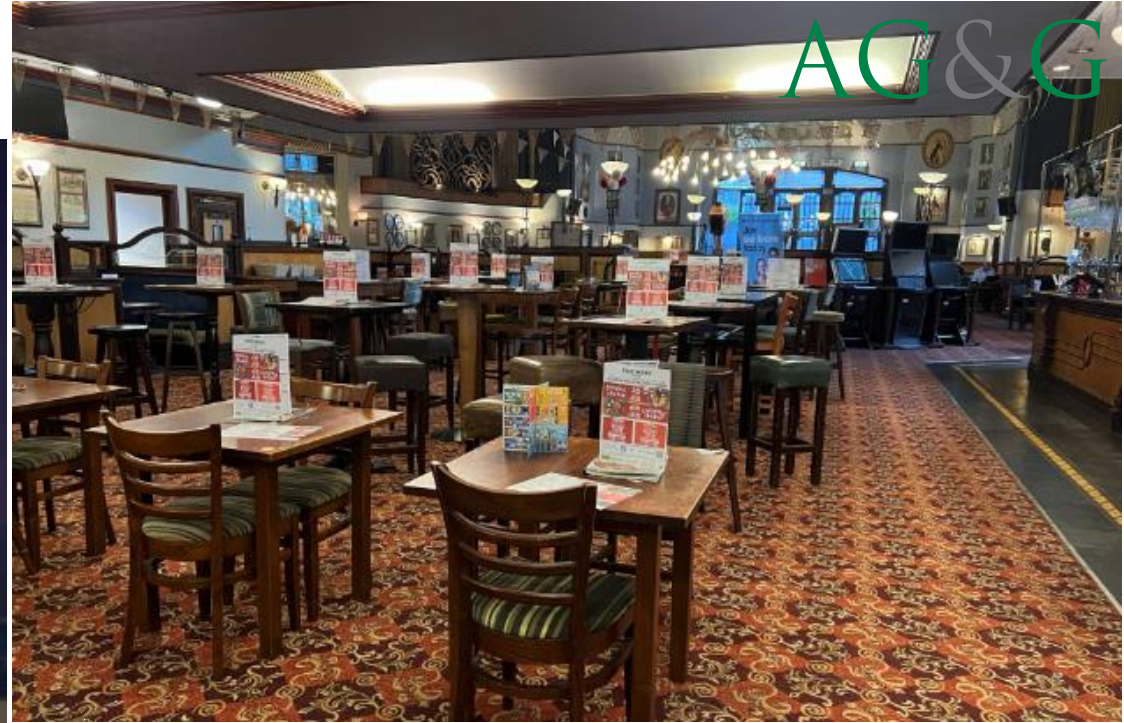
EPC

The property has an EPC rating of D (84).
[Link to EPC](#)

SITE PLAN



HISTORIC PHOTOS WHEN PUB WAS OPEN & TRADING



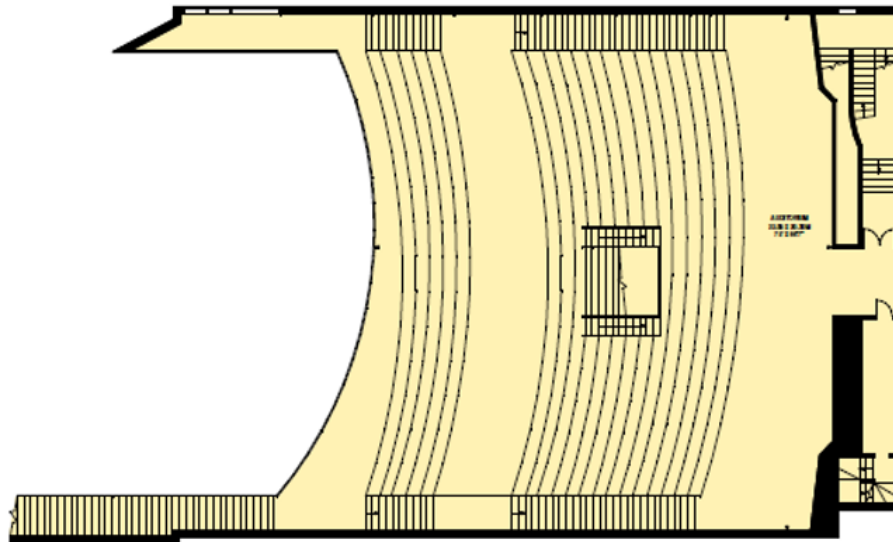


HISTORIC PHOTO

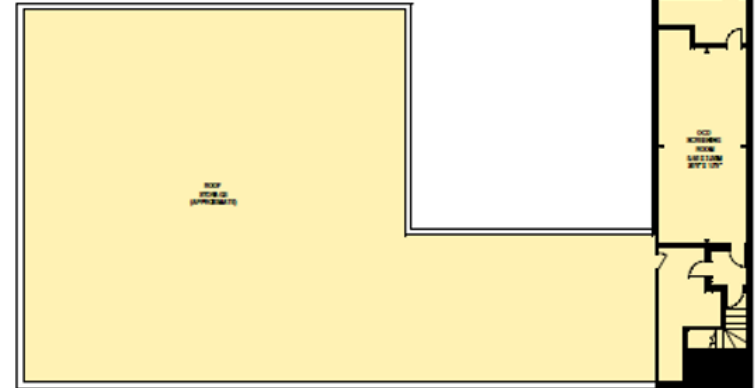


HISTORIC PHOTO

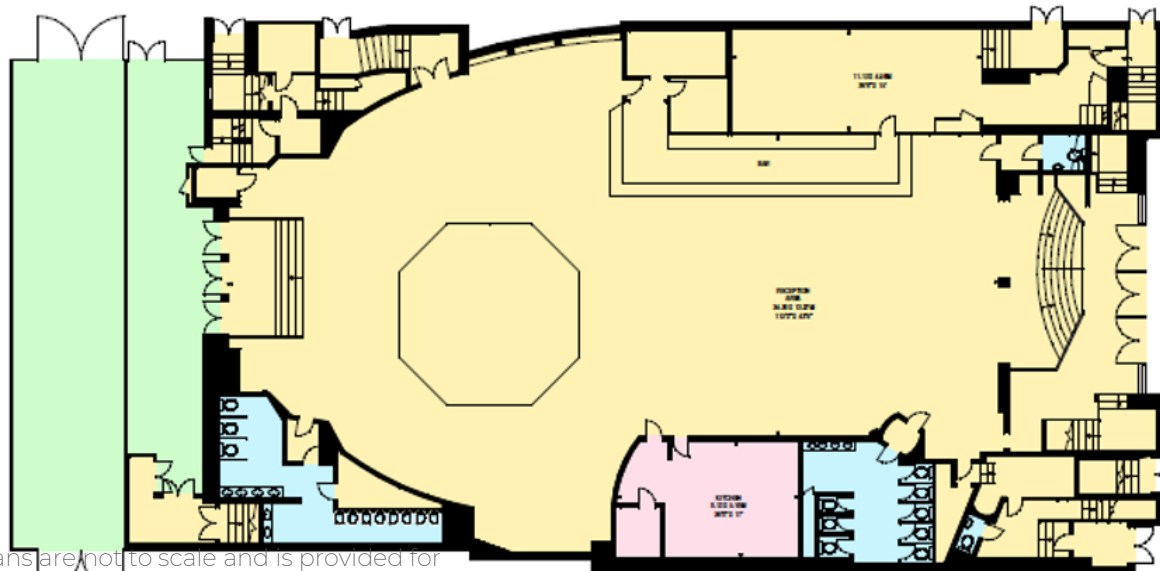
PLANS



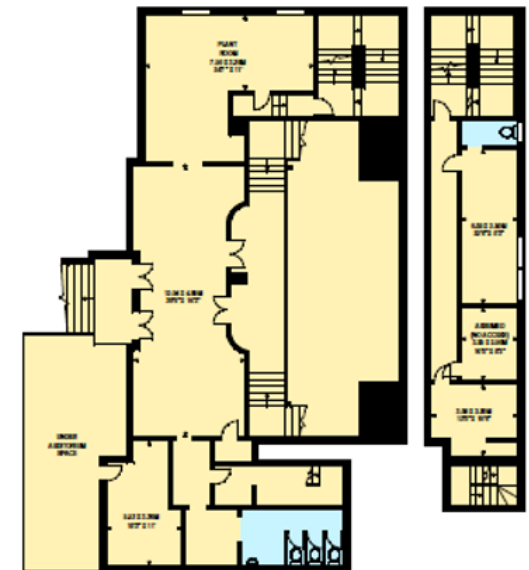
Auditorium - Ground to Third Floor
200' x 100' x 10'0"



Top Floor
200' x 100' x 10'0"



Ground Floor
200' x 100' x 10'0"



First Floor
200' x 100' x 10'0"



Second Floor
200' x 100' x 10'0"

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

Lower Ground Floor
200' x 100' x 10'0"

VIEWINGS & FURTHER INFORMATION

**The business is currently closed.
All interested parties are
encouraged to undertake an
external inspection in the first
instance.**

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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