



26 High Street
London, N8 7PB

Fully Fitted Pub Premises - North London Corner Location

3,000 sq ft
(278.71 sq m)

- Prominent Corner Premises
- Fully Fitted
- Scope to Capitalise With Food
- New Lease
- Premises License in Place

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Summary

Available Size	3,000 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Fully fitted pub laid out over ground floor and basement. In need of refurbishment and updating. Scope to put a kitchen in place in order to provide food. Basement currently laid out as storage but with simple refurbishment can be used for seating.

Location

Located on a prominent corner in Hornsey, North London. Mix of commercial and residential surrounds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Pub	1,500	139.35
Basement - Pub/Ancillary	1,500	139.35
Total	3,000	278.70

Tenure

New lease available for a term to be arranged

Rent

Offers in the region of £50,000pax

Premises License

Allowing the sale of alcohol until midnight Mon - Thursday then 1am Friday and Saturday.

VAT

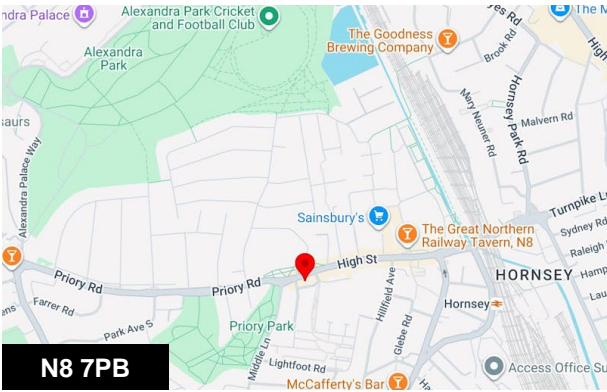
VAT may be applicable to rent

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



Viewing & Further Information



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