



**ANDI'S, 176 STOKE NEWINGTON CHURCH STREET, LONDON, N16 0JL**

**Summary**

- Three storey terrace property with good street frontage
- Ground and basement previously let at £50,000 pa
- 3 x bedrooms living accommodation over the first and second floors producing £34,000 pa
- Licensed garden to the rear of the property
- Close to Stoke Newington and Rectory Road railway stations

**Freehold: Offers in excess of £1.4million**



Viewing is strictly by prior appointment with sole agents  
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### **Location**

The public house is positioned in the heart of Stoke Newington. The main commercial pitch in the area is Stoke Newington Church Street with operators including; Nando's, Borough Wines, Rasa Restaurant and The Three Crowns. Stoke Newington and Rectory Road Railway Stations are also located in close proximity.

[Google Street View](#)

### **Property**

The terrace property benefits from ground floor trade area with side bar servery, kitchen with full extraction and male/ female WCs. Living accommodation is arranged over the first and second floor. The lounge, dining room, kitchen, utility, outdoor patio and bathroom are position on the first floor. Then 2 x double bedrooms and 1 x single bedroom on the second floor. The property also benefits from a garden to the rear.

### **Licensing**

The property benefits from a premises licence in place that permits the sale of alcohol:

Monday – Saturday: 11.00 – 00.00

Sunday: 12.00 – 11.30

### **Description:**

The premises are currently closed.

### **Fixtures & Fittings**

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

### **Tenure**

Freehold offers in excess of £1.4million are invited.

### **A new lease is also available**

Nil premium, rent £50,000 pa

Rates – the rateable value is £26,500

### **Planning, Legal Costs, VAT, Possession & Confidentiality**

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

### **Energy Performance Certificate**

A copy of the EPC is available upon request