



The Auld Triangle, 52 St Thomas's Road, Finsbury Park, London, N4 2QW

Summary

- Character 3-Storey Victorian Corner Property
- In Close Proximity To Finsbury Park Underground and National Rail Stations
- Open Plan Public Bar Seating Circa 50
- Basement Beer Cellar
- 4 x 2-bedroom Flats on 1st and 2nd Floors providing a rental income of approximately £55,000 per annum
- Potential For Redevelopment Subject To Planning
- Available freehold or new free of tie lease for the whole building or ground floor and basement only



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

**Freehold: Price on Application
Leasehold: Nil Premium**

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Location

The Auld Triangle is located on the corner of Plimsoll Road and St Thomas's Road, approximately 300 metres south of Finsbury Park underground and mainline stations.

The surrounding occupiers include mainly residential dwellings with a few retailers as well as other commercial properties and the area is well served by public transport.

[Google Street View](#)**The Property**

The Auld Triangle is an attractive character 3-storey Victorian corner property of mainly brick construction.

Internally, the ground floor trade area comprises of an open plan public bar with stripped wooden flooring and part wooden panelled walls providing seating for in the region of 50 people. To one side of the bar are customer WC's.

The beer cellar is located in the basement which also provides additional storage.

The residential accommodation on the upper floors is separately accessed via the rear courtyard and comprises 2 x 2-bedroom flats on the 1st floor and 2 x 2-bedroom flats on the 2nd floor. When fully let, we understand from the owner this brings in approximately £55,000 per annum in rental income.

Externally, to the rear is a small private courtyard which is used as a smoking and storage area.

Tenure

Freehold – Price on application.

Alternatively, Leasehold: Our client is willing to create a new long term free of tie lease for the ground floor and basement only or for the whole building with nil premium. The guide rent for the ground floor and basement is £40,000 per annum and £80,000 per annum for the whole building.

Business

Our client has owned and operated the pub since 1987 trading as a traditional locals neighbourhood pub serving a wide range of beers and ciders.

In addition, the current owner holds regular music evenings and shows live football regularly.

Due to our client's impending retirement, he has chosen to place the pub on the market for sale or to let.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £7,700 with effect from 1st April 2017.

Fixtures and Fittings

A new owner will be expected to purchase the trade fixtures and fittings from the current owner.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.

