

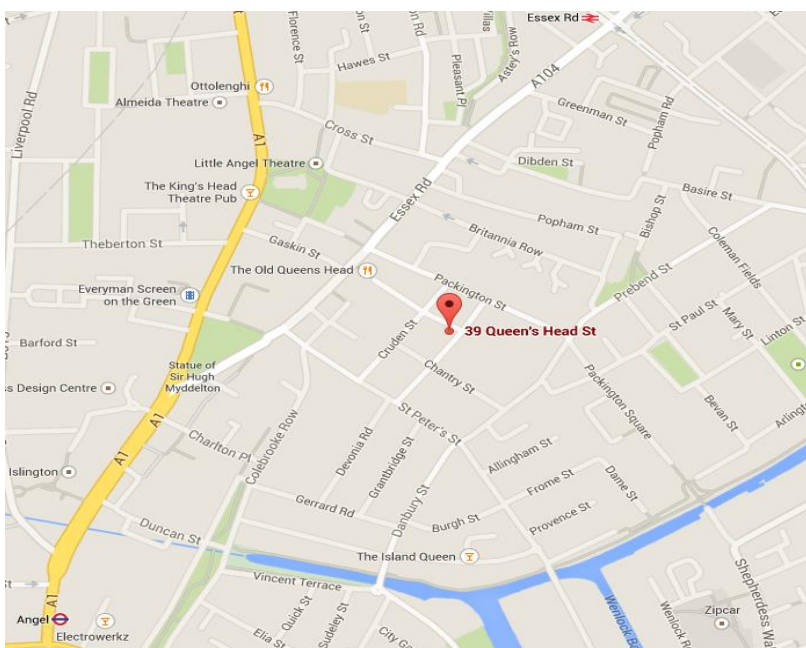
PUBLIC HOUSE WITH LIVING ACCOMMODATION – JUST OFF ESSEX ROAD LONDON, N1



- Public house with snooker/ games room
- 3 x double bedroom living accommodation on the upper floors
- Beer garden/ patio area to the rear
- Close to Angel Underground and Essex Road Railway Station

Premium offers invited

THE MUCKY PUP, 39 QUEEN'S HEAD STREET, LONDON, N1 8NQ



Location

The public house is situated in Islington on Queen's Head Street just off Essex Road (A104).

The immediate area is predominantly residential with the City of London Academy – Islington opposite. The main commercial pitch is approximately 2 minutes' walk away. There are numerous corporate operators as well as independent retailers in the area including, Barrio North, Nando's, The Old Queens Head and Virgin Active.

The property is close to Angel Underground and Essex Road Railway Station.

Property

The public house is a three storey end terrace property of brick construction.

The main trade area is on the ground floor with a side servery. To the rear of the premises there is a snooker/ games area and male/ female WC's. Outside there is a beer garden/ patio area which is popular for BBQs in the summer.

The first floor benefits from open plan living area, office and trade kitchen. Then the second floor has three double bedrooms and a bathroom.

There is also a cellar with beer drop from the front pavement.

Licensing

The property benefits from a 1am license, 7 days a week.

Trade Information

The business has a strong music following and has good internet ratings on bar/ public house recommended sites.

Tenure

We understand the property is held on a 10 year Enterprise Inns lease which is tied on beers and soft beverages, but free on wines and spirits. The current passing rent for the whole premises is £43,000 per annum.

Fixtures & Fittings

We understand that most fixtures and fittings owned outright by our client will be included as part of the sale price, a full fixtures and fittings list is available on request (excludes stock at valuation).

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefits 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.

Viewing

Sole Agents Davis Coffey Lyons. Please contact:

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Energy Performance Certificate

A copy of the EPC is available upon request

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.