



The Albert, 11 Princess Road, Primrose Hill, London NW1 8JR

## Summary

- New Lease Available
- Ground Floor and Basement Only
- Beer Garden
- Affluent Location
- **Leasehold: Rental Offers Invited**

Viewing is strictly by prior appointment with sole agent  
Davis Coffe Lyons:

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### Location

The property is in Primrose Hill located on the northern side of Regents Park. The public house is located on the corner of Princess Road and Kingstown Road. Princess Road is a road that links Gloucester Avenue and Regents Park Road. It has the benefit of good transport links with Chalk Farm Underground Station 1.5 miles north of the property, Camden Road Station 1.2 miles east of the property and Mornington Crescent Underground Station 1.1 miles south of the property.

The surrounding occupiers include residential dwellings, restaurants, retailers and other licensed operators. For a better understanding of the location, please review [Google Street View](#)

### Property

The ground floor and basement of the property is available. The ground floor comprises of a large trade area with ancillary accommodation. The basement consists of a beer cellar, stores and ancillary accommodation.

The property has the benefit of a beer garden.

Floor plans are available upon request.



### Planning

The property has A4 use.

### Tenure

Leasehold.

### Terms

The property is available by way of a new 15-20 year full repairing and insuring lease at terms to be agreed. Rental offers are invited.

### Licensing

The incoming tenant will need to apply for a new premise licence

### EPC

An EPC will be provided upon request.

### 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.

### Viewing

All viewings should be arranged through sole agents, Davis Coffe Lyons.