



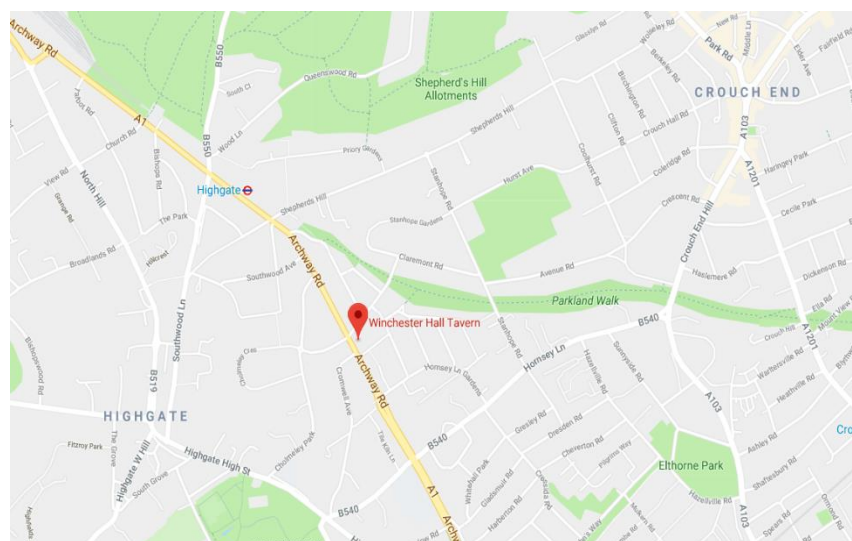
Winchester Hall Tavern, 206 Archway Road, Highgate, London, N6 5BA

Summary

- Free of tie
- Prominent corner location
- Close to Highgate Underground Station
- Ground and Basement Only
- Shell condition
- New Lease on Terms to be Negotiated

Leasehold: Nil Premium

Guide Rent: £65,000 pa



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

Connie Start
020 7299 0695
cstart@dcl.co.uk

Location

The property is located in Highgate in North London. The property has the benefit of good transport links with Highgate Station 0.4 miles north, Archway Station 0.6 miles south and Crouch Hill 1.2 miles east.

The property is located on a prominent corner site fronting Archway Road at its junction with Northwood Road. The property is located on a secondary retail parade. The surrounding occupiers include retailers, restaurants and residential dwellings.

[Google Street View](#)



Property

The property comprises the ground floor and basement levels. The ground floor consists of an open plan trading area with a bar servery. The basement has a beer cellar and general storage areas.

Floor Areas

The property has the following approximate gross internal areas:

	Sq m	Sq ft
Ground Floor	146	1,572
Basement	135	1,453
Total	281	3,025

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2017 of £21,750.

Planning

From enquiry of the London Borough of Haringey it has been ascertained that the property is not locally listed. The property is situated within the Highgate conservation area.

Tenure

Leasehold.

The landlord is offering to let the property on a new long term free of tie lease with a commencing rent of £65,000 pa.

Licence

The previous Premises Licence permits the sale of alcohol from:

Monday to Thursday	11am to 11.30pm
Friday	11am to 1.00am
Saturday and Sunday	10am to 1.00am

The tenant will need to apply for a new Premises Licence.



EPC

An EPC will be provided upon request.

Legal Costs

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

Viewings

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