



The Duke of Cambridge, 30 St Peter's Street, Islington, London, N1 8JT

Summary

- Character 3-Storey Victorian Corner Property
- Situated Within 0.5 miles From Angel Tube Station
- Open Plan Public Bar Seating Circa 55
- Separate Dining Area Seating Up To 45
- External Front Pavement Seating For Up to 16
- Well Established Business
- Net Turnover in Excess of £1.4m

Leasehold: OIEO £300,000



Viewing is strictly by prior appointment with joint agents
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Location

The Duke of Cambridge is prominently located on the corner of St Peter's Street and Danbury Street, approximately 250 metres north of Regents Canal and within 0.5 miles of Angel Tube Station.

The surrounding occupiers include mainly residential dwellings with a few retailers and the area is well served by public transport. [Google Street View](#)

The Property

The Duke of Cambridge occupies the ground and basement floors of this attractive character 3-storey Victorian corner property.

Internally, the trade areas comprise of an open plan public bar with stripped wooden flooring seating in the region of 55 which leads through to an additional dining area which has part tiled and part wooden flooring which seats a further 45. The kitchen is located next to the dining area.

The basement is a good size and contains the customer WC's, an office/staff changing room, wine store, bottle store, beer cellar and additional vault style storage areas.

Externally, to one side is pavement seating for 16 people.

An internal inspection of the property is highly recommended to fully appreciate it. For further information please browse through the business website www.dukeorganic.co.uk



Business

The Duke of Cambridge is an award winning Certified organic pub, being Britain's first and only one.

Our clients have been in occupation since 2003 trading as an ethical and organic gastropub. Since 2014, the pub has teamed up with Riverford which is a successful family run farm known for its organic veg box scheme and farm shops.

The pub has good all week trade and is particularly popular at the weekends which is all set within a friendly and informal atmosphere. The business's excellent reputation has been built steadily over the years and a new owner will immediately benefit from the pub's good reputation and steady stream of clientele.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £115,000 with effect from 1st April 2017.

Trading Information

The net turnover in the last 12 months was in the region of £1.45m with the trade split being 60/40 in favour of food sales.

More detailed trading information will be available to seriously interested parties following a formal inspection of the property.

Tenure

Leasehold.

The property is held on a full repairing and insuring free of tie lease for a term of 25 years from 1st June 2003. The lease is inside the 1954 Landlord and Tenant Act.

The current rent is £93,629 with effect from 1st June 2018 and is subject to 5 yearly rent reviews.

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.