

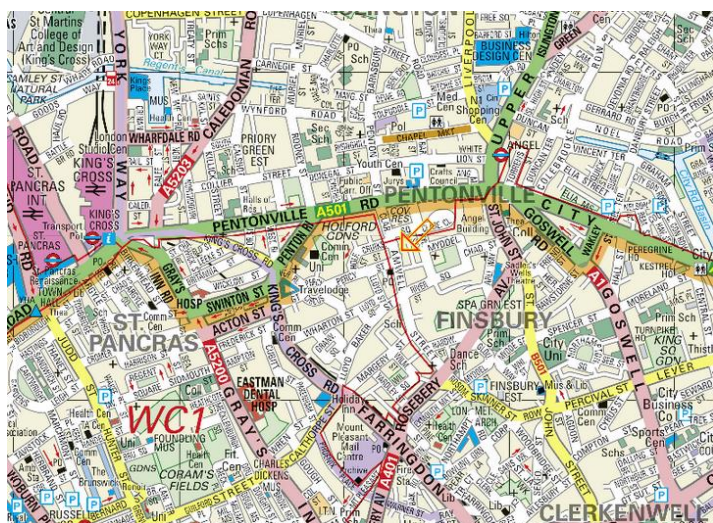
PUBLIC HOUSE WITH ACCOMMODATION CLOSE TO
ANGEL ISLINGTON & CLERKENWELL
LONDON, EC1



- Attractive “village” location with residential and commercial mix
- Close to Angel tube and Upper Street between Islington, King’s Cross and Clerkenwell
- Two-bar operation with external seating (>78) and trade kitchen
- 4-bedrooms with street entrance
- Scope to develop trade

Leasehold premium £125,000

FILTHY McNASTY’S, 68 AMWELL STREET,
LONDON, EC1R 1UU



Location

The pub is located 200 metres south of Pentonville Road (A501) on Amwell Street on the corner of Inglebert Street. Angel underground station (Northern Line) and Upper Street are a short distance away. Amwell Street has a unique village feel, with impressive Georgian and Victorian terraces side by side with boutique retail outlets and cafes. Clerkenwell is located just to the south. The area is administered by the London Borough of Islington.

For Google Streetview [click here](#) .

Property

A distinctive end-of-terrace pub of mainly three storeys with one and two storey flat roof extensions to the rear.

Description

Ground floor: Front and rear trading areas with two bar service points linked internally with separate street entrances to the street. Customer WCs are provided. First floor: Trade kitchen, dry storage and two bedrooms. Second floor: Two bedrooms, kitchenette and WC. Basement: Cold room, storage and office.

Licensing

There is a premises licence in place that permits the sale of alcohol, live and recorded music as follows: Monday to Saturday 11:00-23:00 and Sunday 12:00-22:30.

The Business

No trade figures are given or warranted.

Fixtures & Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

Tenure

The premises are held on the remainder of a 25 year FRI Punch Taverns lease from April 2010. We understand the passing rent is £42,370pax with the next rent review in April 2015. The lease is part-tied, being free of tie on wines, spirits and RTD (ready to drink) products. Barrelage discounts apply. Personal guarantors will be required alongside a rent deposit. The 2010 Rateable Value is £37,250 (payable c. £16,000pa, however transitional relief may apply). Parties should verify this via the VOA website.



Amwell Street

Premium

£125,000.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit 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.

Images – please note the main photo on the front of these details is historic c.2012.

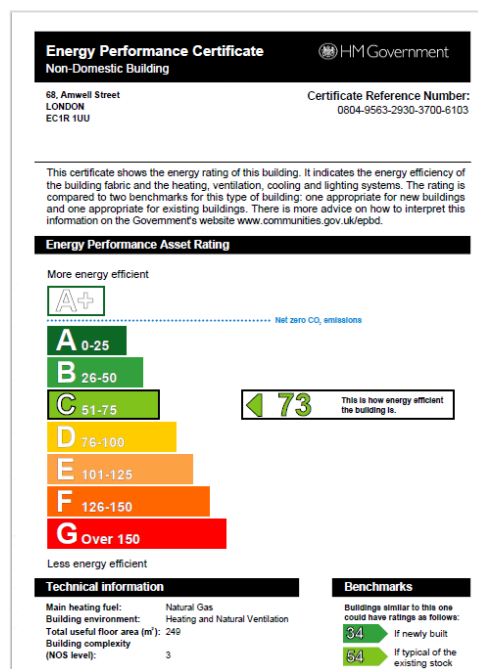
Viewing

Via sole agents Davis Coffey Lyons. Please contact:

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