

**PRIME FREEHOLD PUB/FLAT INVESTMENT**

Broadway Parade

London, N8 9DE

Highly Prominent Grade II Bar/ Restaurant/ Residential Building

Freehold Investment

For Sale

13,723 sq ft

(1,274.91 sq m)

- Grade II Listed Building
- Ground Floor Bar/ Restaurant With Outside Seating Area
- Fully Let & Income Producing
- Total Current Income: £331,460 pax plus Vat
- 6X1 Bed Flats, 4 Studio Flats & 1x2 Bed Flat
- Affluent Residential/Commercial Area
- Total Area 13,723 Sqft

Summary

Available Size	13,723 sq ft
VAT	Applicable. The sale of the property will be treated as a TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Location

The property is located in a highly prominent position on the corner of the Broadway, Elder Avenue and Tottenham Lane. The building is within the heart of the shopping area amongst many well known multiple and local retailers and within an affluent residential area. The area is well served by numerous bus routes.

Description

Comprises a highly prominent Grade II listed building of Victorian construction arranged over lower ground, ground, first, second and third floors. The lower ground provides beer cellar and storage with the ground floor providing a large open plan trading area split up into two main areas being the bar and the restaurant area. The ground floor is presented to a high standard with feature island bar servery, seating and a restaurant area with its own galley kitchen, and benefits from an outside seating area. The first floor provides the commercial kitchen together with 1x3 bed and 2 studio flats which are used by members of staff. The second and third floors are split up to provide 6x1 bed flats, 4 studio flats and 1x2 bed flat.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Beer Cellar and Storage	2,691	250	Available
Ground - Fitted Bar/ Restaurant	2,992	277.97	Available
1st - Kitchen & 2 Studio Bed Flats & 1x3 Bed Flat	2,680	248.98	Available
2nd - 3x1 Bed Flats & 3x Studio Flats	2,680	248.98	Available
3rd - 1 Studio Flat, 3x1 Bed Flats & 1x2 Bed Flat	2,680	248.98	Available
Total	13,723	1,274.91	

Commercial Tenant

The entire Lower Ground, Ground and First floors is Let to Blubeckers Ltd (01994330) on a proportional FR&I Lease for a term of 15 Years from the 24th December 2022 subject to 5 yearly rent reviews at a rent of £170,000 pax plus Vat. The tenant has agreed to assign their Lease to urban Bars & Pubs Ltd (08872447). Further details available upon request.

Residential Tenancies

The 11 residential flats arranged on the second and third floors are all Let on separate AST agreements at a total rent of £161,460 pax.

Freehold Price

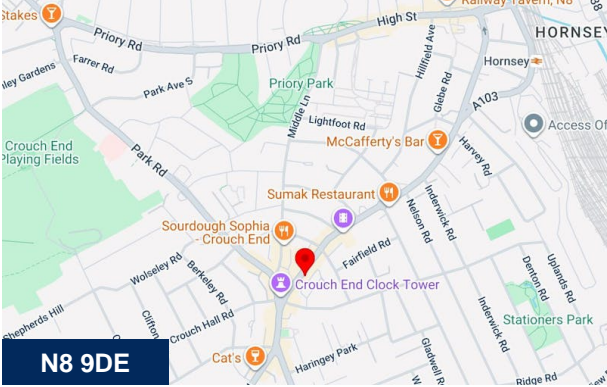
Price upon Application (Freehold Title Number: MX179198)

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant

Viewings

Strictly by appointment through owner’s SOLE agents as above



Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

