



North Nineteen

Ref: 2460409

194-196 Sussex Way, London, N19 4HZ

Leasehold: £125,000, Annual Rent: £33,875

Community wet led pub in sought after area

Two trade areas - Front bar and games room

External seating and rooftop courtyard

Fully equipped commercial kitchen

3 self contained flats

607 sqm - Energy Rating E



North Nineteen is a three storey detached property of brick construction under a flat roof. It incorporates an attractive trade terrace seating area along the front and side of the property and a rooftop courtyard providing year-round customer use.

Internally, there are two distinct trade areas, each with their own bar servery, exposed wood flooring and large picture windows. The upper floor provides a commercial kitchen and flexible living accommodation which can be used by owners/staff or let out as B&B.

The business operates as a sports and events bar and previously, as a highly popular eating establishment, serving the large local diverse community. The regular trade is increased on football match days due to being located near to the local Arsenal FC Emirates Stadium. The pub shows various daily live TNT Sports TV events and runs a number of events such as open mic nights to drive trade midweek.

Location

North Nineteen is public house on the corner of Kingsdown Road & Sussex Way in Upper Holloway, North London. It is within walking distance of Archway Underground station (Northern Line), Upper Holloway and Crouch Hill Overground stations and is accessible from a number of North London bus routes. It is located in a densely populated residential area which in recent times has seen a rise in young professionals. Arsenal Football Clubs Emirates stadium is only a mile away from the property and the pub is used by supporters pre and post game.

The Opportunity

There is a huge opportunity to increase the trade performance of the business by increasing the range and frequency of weekly entertainment activity. Despite having a fully fitted commercial kitchen, the business is not currently serving food so relaunching a food offer will drive additional clientele to the business for internal and al fresco dining. Due to having two distinct trade areas and a rooftop courtyard, there is also ample opportunity to increase function trade throughout the week.



Ground Floor

Public trade areas:

- Bar area with servery (30+ seating) and W.C.s
- Games room with servery (Pool and Darts) and W.C.s

Other Floors

Basement:

- Cellar

First Floor:

- Commercial Kitchen
- 1x 1 bed and 1x 2 bed self contained flats with bathroom and kitchen facilities.

Second Floor:

- 1x 4 bed self contained flats with bathroom and kitchen facilities.

Trading Hours

The properties opening hours are as follows:

Monday to Thursday 4pm - 12am

Friday to Saturday 12am - 1am

Sunday 12:00pm – 10:30pm

A copy of the premises licence will be available to view on request.

Tenure

Property is held on a 25 year lease from Stonegate Pub Company expiring November 2032 at a passing rent of £33,875 pa, subject to five year reviews. The lease is granted inside the security of tenure provisions inside the 1954 Landlord and Tenant act. A full business plan application plus two Personal guarantors and a three month deposit are required by the landlord.



Trading Information

The trading accounts, provided to us by the owner, show for the year ending July 2023, a turnover of £237,616 net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.



Fixtures & Fittings

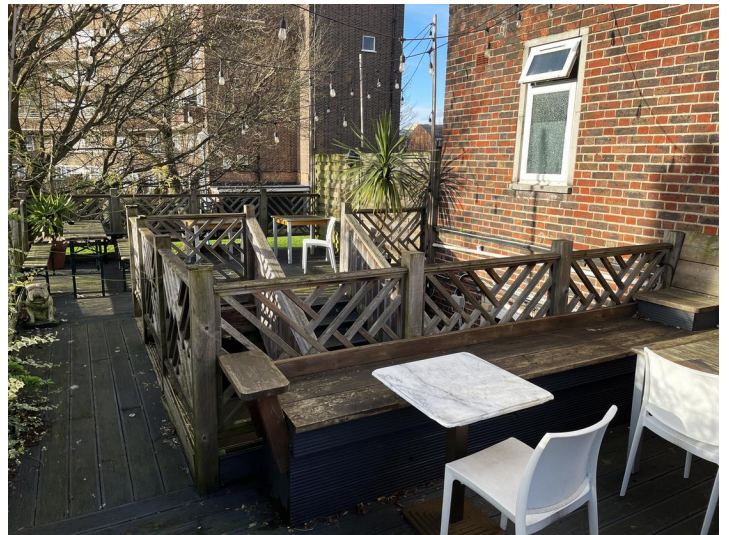
All trade fixtures and fittings in the property are included in the sale.

Business Rates

The VOA lists the property as a public house with a rateable value of £9,000 from April 2023. The local authority is Islington Council.

Staff

Any staff who wish to stay on in the business will transfer in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

David Wilson

Associate Director

M:+44 7764 241 364

E:david.wilson@christie.com

London



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189