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### **OLD STREET – CORNER SITED FREEHOLD**



#### FORMER NOMAD, 58 OLD STREET, LONDON EC1V 9AJ

• Prominent corner sited property approximately 570m west of Old Street Roundabout

- Old Street Station approximately 600m, Farringdon Station approximately 775m
- Ground and first floor former trade areas
- Second floor roof terrace
- 4:00am licensing on Friday & Saturday, 1:00am all other nights
- Vertical extension potential subject to necessary consents

#### FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION UNCONDITIONAL OFFERS INVITED + VAT SUBJECT TO CONTRACT – sole selling agent LONF669

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • <u>www.agg.uk.com</u> Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

(Historic Photo)



#### Location

The pub lies within an area administered by the London Borough of Islington, the property fronts Old Street at its junction with Golden Lane, Old Street roundabout lying approximately 570m to the east. This section of Old Street has a variety of ground floor commercial uses, including eating and drinking establishments. It is a densely built part of Central London with a range of land uses in the surrounding area, including residential and office.

The nearest underground station is Old Street. Barbican Station is approximately 460m south, with Angel Underground Station located circa 1,200 metres to the north west. This is an accessible location, with numerous bus routes passing the property.

A location plan is attached.

#### Link to Street View

#### Description

The ground and first floors have previously been used for trade purposes, the configuration of the property is as depicted on the enclosed floor plans with basement storage and second floor accommodation, including a roof terrace. The property is in need of repairs/ investment.

The property has the following approximate gross internal floor areas:-

Ground Floor	128.7 sq m (1,385 sq ft)
First Floor	114.7 sq m (1,235 sq ft)
Second Floor	56.1 sq m( 604 sq ft)
Basement	76.1 sq m( 819 sq ft)
Total	<b>376</b> sq m (4,043 sq ft) Plus roof terrace.

Promap Measurements:-

Building footprint:	141 sq m (1,517 sq ft)
Total site area:	146 sq m (1,570 sq ft)

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

#### Services

The property is believed to be connected to all mains services although electricity is currently disconnected. To be confirmed.

#### Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 9:00am until 1:00am Sunday to Thursday and from 9:00am until 4:00am on Friday and Saturday.

#### Planning

From enquiry of the London Borough of Islington it has been established that the property is not listed as being of special architectural or historical interest, no does it lie in a Conservation Area. We understand that the property is not currently listed as an 'ACV' (Asset of Community Value).

#### **Rating Assessment**

The property is listed as a 'Public House and Premises' with a rateable value of £61,000 with effect from 1<sup>st</sup> April 2023. N.B. There is currently, for the 2023/24 billing year, a 75% discount on the amount payable.

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#### **Basis of Sale**

Unconditional offers are invited for the freehold interest with vacant possession upon completion. VAT will be payable in addition to the purchase price. Any items left on site at completion will form part of the sale and no inventory listing will be provided.

#### EPC

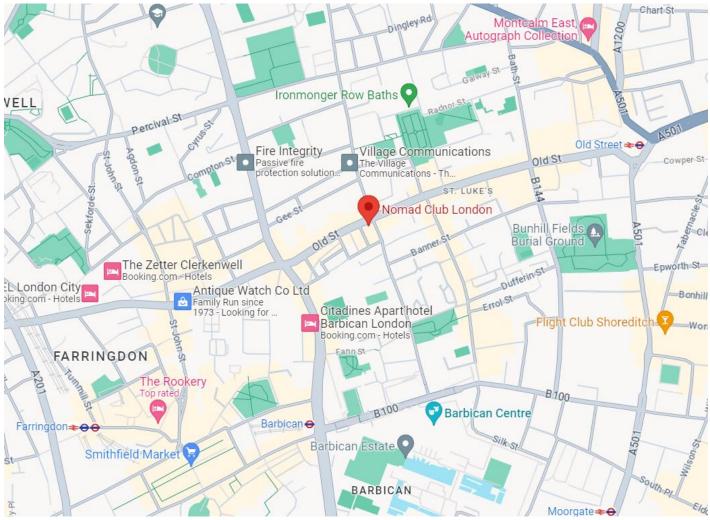
Being prepared.

#### **Viewings & Further Information**

The business is currently closed, an external inspection is recommended in the first instance. For further information or to request a viewing, please contact David Gooderham on tel. 020 7836 7826 or email. <u>david.gooderham@agg.uk.com</u>

#### **Location Plan**

#### Link to Location Map



Source: Google Maps. Not to scale - Provided for indicative purposes

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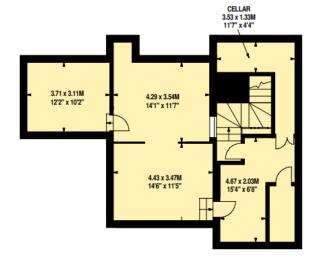
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#### **Floor Plans**



Basement





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Not to scale - provided for indicative purposes only.

Source: Promap - not to scale - provided for indicative purposes only.