

FREEHOLD PUB FOR SALE
BELSIZE PARK/KENTISH TOWN BORDER



THE LORD SOUTHAMPTON. 2 SOUTHAMPTON ROAD, KENTISH TOWN, LONDON, NW5 4HX

- Prominent, period pub situated within predominantly residential area.
- Located less than five kilometres (three miles) north of central London (Charing Cross).
- Total gross internal area approx. 433 sq m (4,660 sq ft).
- Ground floor and basement currently vacant.
- First floor and second floor let at £54,000 per annum until 9th September 2027.

[VIDEO TOUR](#)

[VIRTUAL TOUR](#)

FREEHOLD

GUIDE PRICE £1,500,000

SUBJECT TO CONTRACT [LonF607](#)

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Location

The pub lies within an area administered by the London Borough of Camden approximately five kilometres (three miles) north of central London (Charing Cross). The heart of Camden Town and the Regent's Canal lie circa one kilometre (¾ of a mile) to the south east. The affluent residential neighbourhoods of Hampstead, Belsize Park, Primrose Hill and Regent's Park are all located within 1500 metres of the pub.

The building fronts Southampton Road at its junction with Grafton Terrace, the surrounding area comprises predominantly attractive period terraced houses of high value and good quality. A five storey residential block lies opposite which will provide 51 new flats (currently under construction).

The nearest Underground Station is Belsize Park (Northern Line) which lies circa 500 metres to the west and provides frequent trains into both the City and West-End with journey times of around 15 minutes,

Location plans attached.

Description

An imposing corner, end of terraced three storey property built over part basement, beneath a parapet wall with a single storey flat roof extension to the rear. The building benefits from self-contained access to the upper parts off its Grafton Terrace frontage. The accommodation can be summarised as follows:-

Ground Floor	Open plan trading area decorated in a traditional style, fitted with a central "U" shape bar servery, wood panelled walls, a kitchenette and a set of customer wc's to the rear. Please be aware that the ground floor male wc's have not been inspected or measured.
Basement	Cold beer store and ancillary storage areas.
First Floor	Four rooms and a wc's on the half-landing.
Second Floor	Four rooms with communal washing facilities comprising 4 x shower cubicles, 3 x wash hand basins and 1 x wc's.

A site plan and a set of floor plans are attached. The attached floor plans, the virtual and video tours were undertaken in December 2021 and the upper floors are currently being refurbished, therefore the layout and configuration of the upper floors may change. All interested parties are to rely upon their own research, inspection and due diligence prior to bidding.

We have been advised that the property has the following approximate gross internal floor areas:-

Ground Floor	123 sq m (1,323 sq ft)*
First Floor	89 sq m (957 sq ft)
Second Floor	81 sq m (877 sq ft)
Basement	140 sq m (1,506 sq ft)
Total	433 sq m (4,667 sq ft)

* Ground floor male customer wc's have not been inspected or measured and are excluded from this measurement.

Promap Measurements:-

Building Footprint	142 sq m (1,530 sq ft)
Total Site Area	165 sq m (1,775 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this 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 a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The property previously held a Premises Licence which permitted the sale of alcohol from 11:00am until 10:30pm on Sunday, from 11:00am until midnight on Monday to Thursday and from 11:00am until 1:00am on Friday and Saturday.

Planning

From enquiry of the London Borough of Camden we have established that the property is locally listed as a building of merit but it does not lie within a conservation area. No recent planning applications have been granted - please rely upon your own planning research and due diligence. Interested parties are encouraged to contact the London Borough of Camden's planning department with any further enquires.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £4,000.

The Lease

The first and second floors are let to 'Home 51 Ltd' on a five-year lease from 10th September 2022 until 9th September 2027. The rent passing is £54,000 per annum (no VAT chargeable on the rent), and the tenant has a rent free period of three months and the rent is payable on the 10th day of every month. A copy of the lease can be found within the legal pack.

The ground floor and basement are currently vacant.

Basis of Sale, Further Information & Viewings

Unconditional offers are invited for the freehold interest, the upper floors subject to lease and the ground floor and basement with vacant possession. The guide price is £1,500,000 (plus VAT if applicable). Please be aware that the vendor will be charging fees in addition to the purchase price, please refer to the Special Conditions of Sale within the auction legal pack for further information prior to offering. Please carefully read the full legal pack this can be provided by AG&G.

Prospective purchasers are requested to undertake an external visit in the first instance and rely upon their own due diligence prior to offering. For further information or to organise a viewing, please contact Panayiotis Themistocli of the on Tel. 07973 856 232 or Email. panayiotis.themistocli@agg.uk.com.

Money Laundering

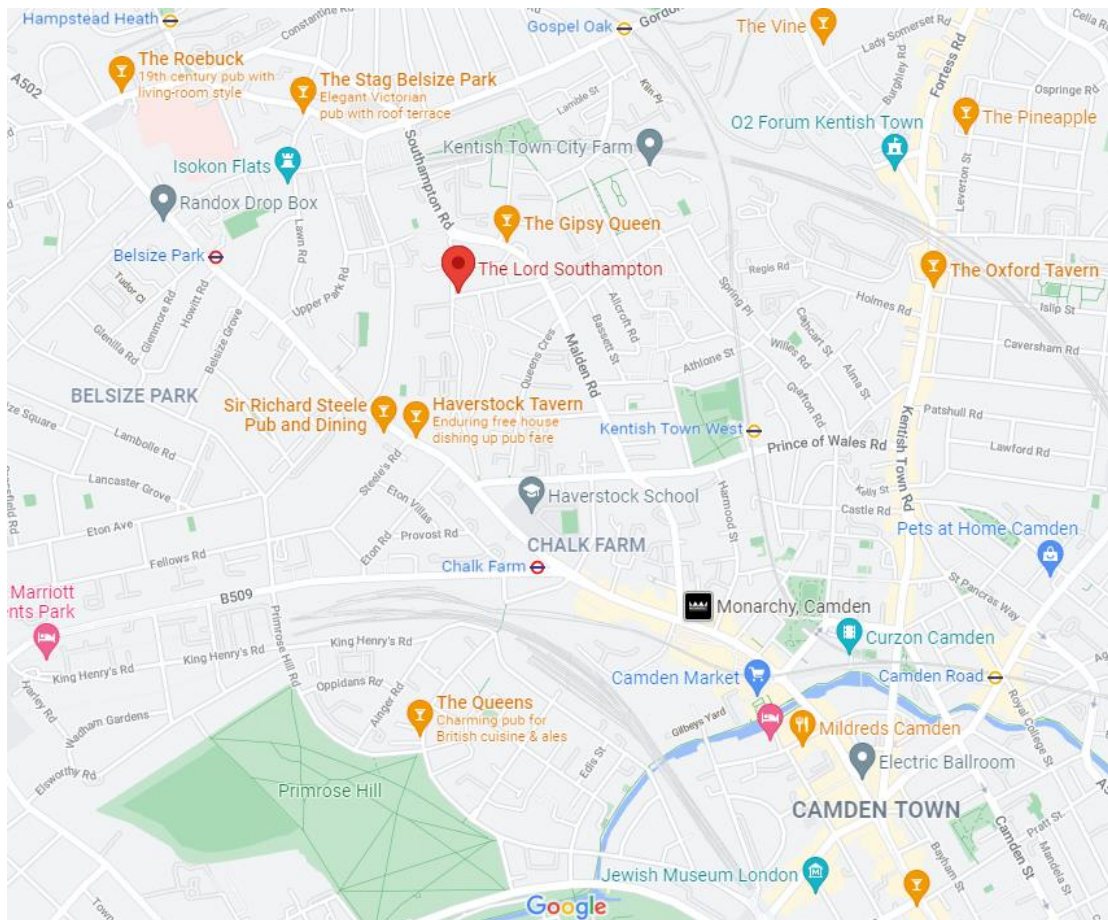
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

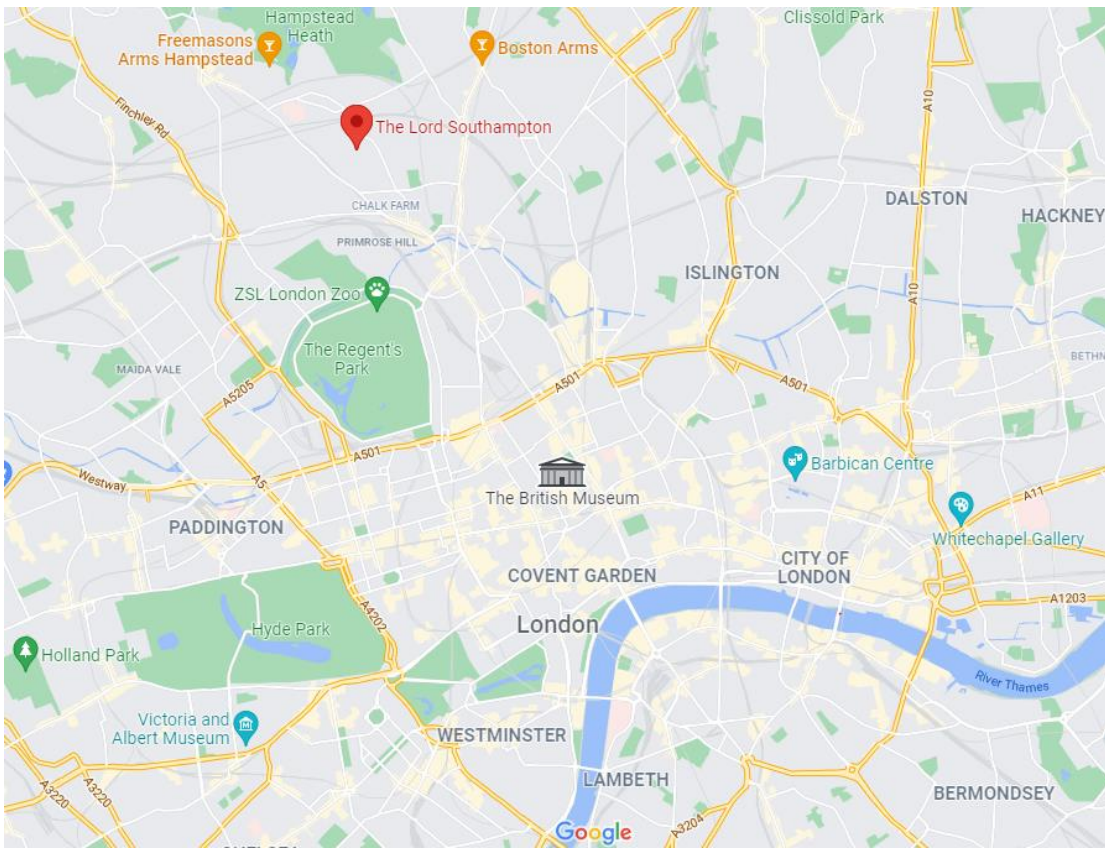
Site Plan



Source: HM Land Registry. Not to scale - provided for indicative purposes only.

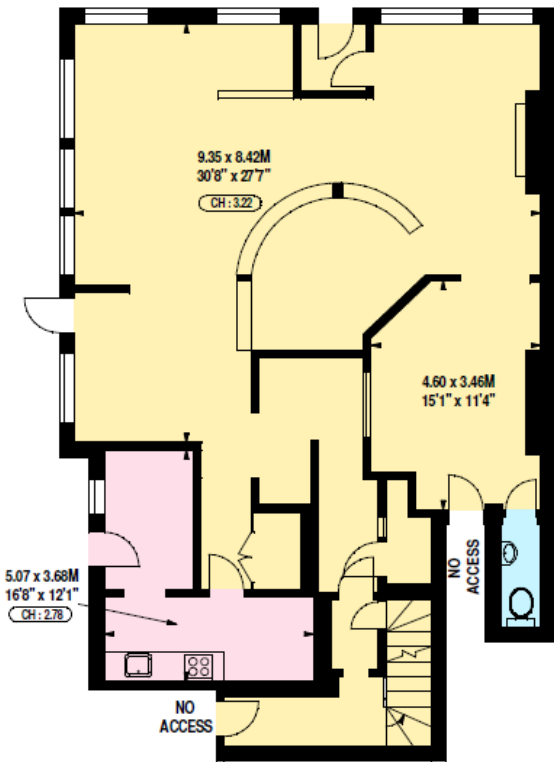
Location Plan



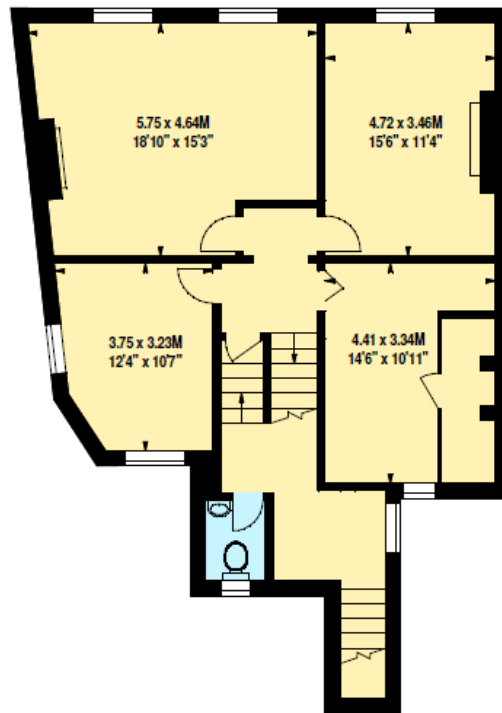


Google Maps. Not to scale - Provided for indicative purposes

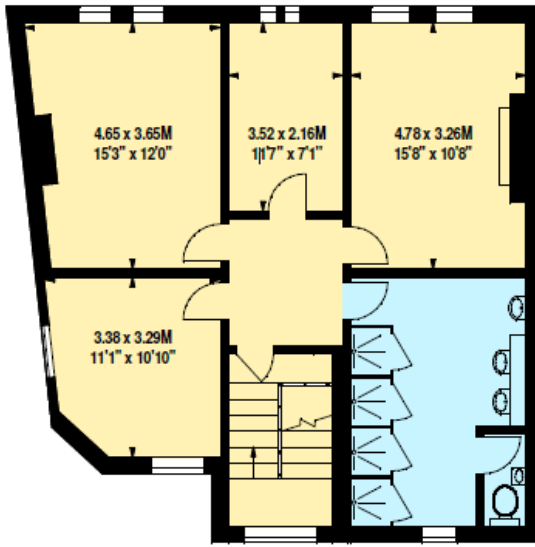
Floor Plans



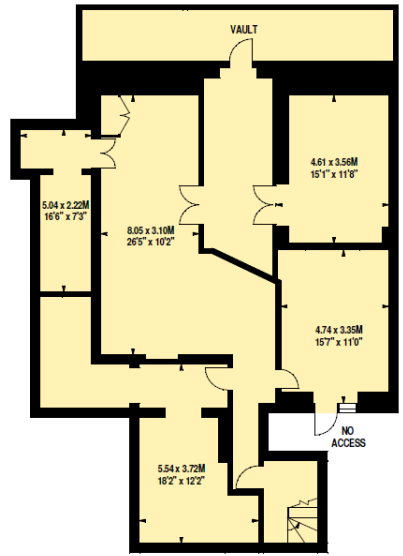
Ground floor



First Floor



Second floor



Basement

Not to scale - provided for indicative purposes only. Please be aware that these floor plans were prepared in December 2021 and the upper floors are currently let and being refurbished, therefore the layout and configuration of the first floor and second floor may change. Please rely upon your own due diligence and inspection prior to bidding on this property.

Additional Photos



EPC

EPC Rating "E" 101 – extract below.

The Lord Southampton 2 Southampton Road LONDON NW5 4HX		Energy rating E
Valid until 4 April 2022	Certificate number 0460-0832-4639-7604-0006	

This property's current energy rating is E.

