

FREEHOLD PUB FOR SALE TOTTENHAM



VICTORIA PH, 34 SCOTLAND GREEN, TOTTENHAM, LONDON, N17 9TT

- Lies just off High Road Tottenham (A1010) and less than 400 m from Bruce Grove Station.
- Within short walking distance of Tottenham Hotspur F.C. Stadium.
- Self-contained five-bedroom flat to the upper parts.
- Total gross internal area approx. 394 sq m (4,240 sq ft).
- Two bars, wet-let operation, licensed to sell alcohol until 1:00am on Saturday.
- Terms agreed to lease the entire property to an independent tenant at £80,000 pa (please see legal pack for agreed HOTs).

[VIDEO TOUR](#)
[VIRTUAL TOUR](#)

GUIDE PRICE £1,350,000, REFLECTS £318 PER SQ FT CAPITAL VALUE

SUBJECT TO CONTRACT – Joint Sole Selling Agent

LonF622

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
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 • Associate Director 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.

Location

The pub lies within an area administered by the London Borough of Haringay approximately nine and a half kilometres (less than six miles) north of the city of London (Bank Station). The amenities of Tottenham High Road lie less than 200 metres to the west. The property fronts Scotland Green which is a no through road which provides access to the nearby open space of Hartington Park. The surrounding area is predominantly residential accommodation, mixed in terms of style, age and height with a new build three storey residential block opposite and a row of two-storey Victorian terraced houses adjacent.

The nearest train station is Bruce Grove (London Overground Line) which lies less than 400 metres to the south west and provides frequent services to Seven Sisters Station (Victoria Line) with a journey time of only two minutes. The journey time into the West-End (Oxford Circus Station) from Bruce Grove Station via Seven Sisters, is only 15 minutes.

Location plans attached.

Description

An imposing red-brick terraced property, of Victorian Style constructed on three storeys above part basement beneath a slate covered roof. There is a single storey extension to the rear. The building benefits from self-contained access to the upper parts in addition to an enclosed yard to the rear.

The accommodation can be summarised as follows:-

Ground Floor	Open plan trading area to the front decorated in a traditional style, fitted with a single side servery, exposed timber flooring, perimeter seating and air conditioning. A set of male and female customer wc's separate the front bar from the rear bar area, which is also fitted with a single bar servery and carpeted flooring. There is an enclosed trade patio to the rear.
First Floor	Three bedrooms, a domestic kitchen and bathroom with separate wc.
Second Floor	Two ensuite double bedrooms.
Basement	Cold beer store and ancillary storage areas.

A site plan and a set of floor plans are attached.

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

Ground Floor	171.2 sq m (1,834 sq ft)
First Floor	77.7 sq m (836 sq ft)
Second Floor	65.9 sq m (709 sq ft)
Basement	79.2 sq m (852 sq ft)
Total	394.0 sq m (4,240 sq ft)

According to Promap the property has the following building footprint and site area measurements:-

Building Footprint	190 sq m (2,044 sq ft)
Total Site Area	210 sq m (2,260 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 benefits from a Premises Licence permitting the sale of alcohol from 11:00am until 11:00pm on Sunday, from 10:00am until 11:00pm on Monday to Friday and from 11:00am until 1:00am on Saturday.

Planning

From enquiry of the London Borough of Haringey we have established that the property is locally listed as a building of merit and lies within the 'Tottenham High Road Historic Corridor and Scotland Green' Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £11,750.

Basis of Sale, Further Information & Viewings

To be sold at Savills Auction on 8th November 2022 (unless sold prior). Unconditional offers are invited for the freehold interest, the guide price is £1,350,000 (plus VAT if applicable). The vendor has agreed terms to let the entire property to an independent pub operator at £80,000 per annum. A copy of the HOTs can be found within the Legal Pack. 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 on the auctioneer's website prior to bidding: [Savills Auction Details & Legal Pack](#)

Should you have any further queries regarding the legal pack or the additional charges, please contact the vendor's solicitor Sam Rosenthal of Gunner Cooke LLP, 1 Cornhill, London, EC3V 3ND.
Email. sam.rosenthal@gunnercooke.com Tel. 03330 143 401.

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 joint sole selling agents on Tel. 07973 856 232 or Email. panayiotis.themistocli@agg.uk.com. Alternatively, please contact our Joint Auctioneer – Savills.



Nicholson Boyd

Associate Director – Auctioneer

Tel. 020 7499 8644

Email. nicholson.boyd@savills.com

The property is being sold at the Savills Auction on 8th November 2022. The Vendor may consider selling prior to the auction. Please be aware that the video and virtual tours were prepared in June 2022.

VIDEO TOUR

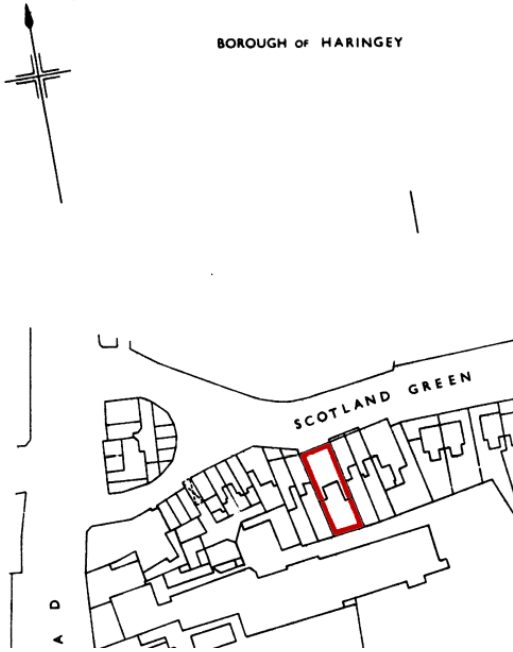
(5:42 YouTube video clip)

VIRTUAL TOUR

Money Laundering

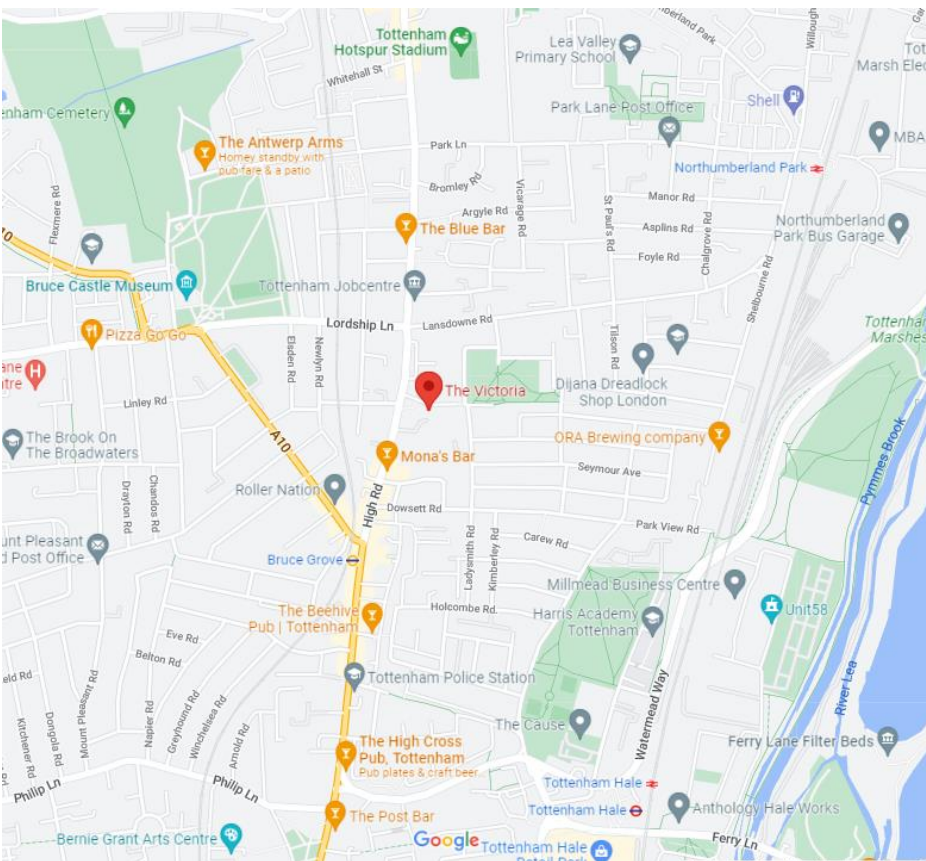
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Site Plan



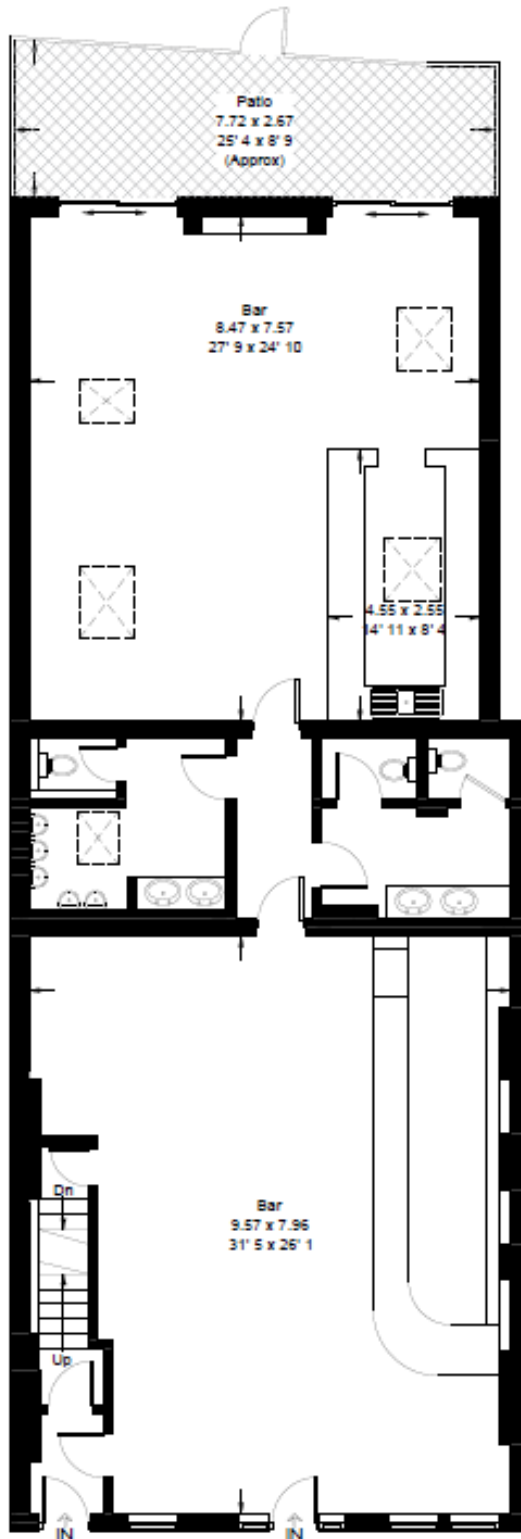
Source: HM Land Registry. Not to scale - provided for indicative purposes only.

Location Plan

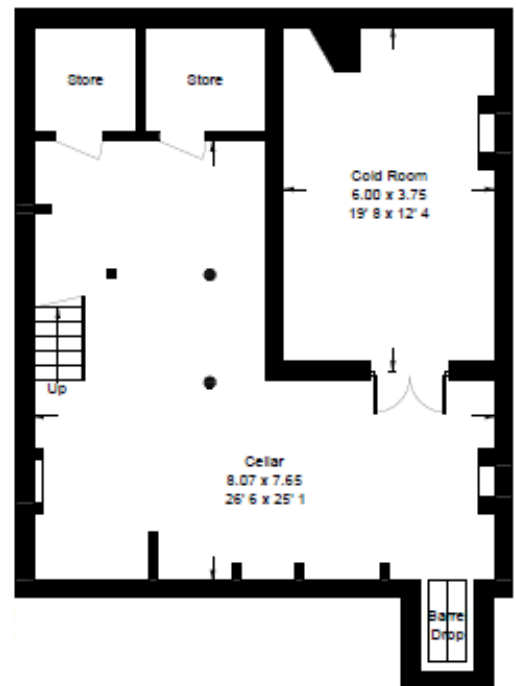


Google Maps. Not to scale - Provided for indicative purposes

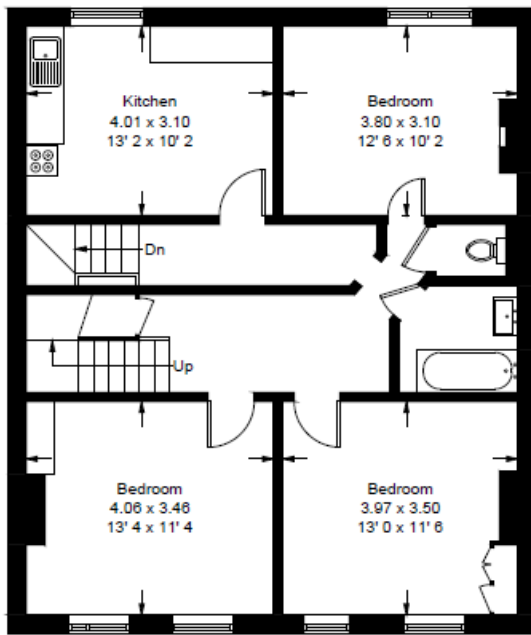
Floor Plans



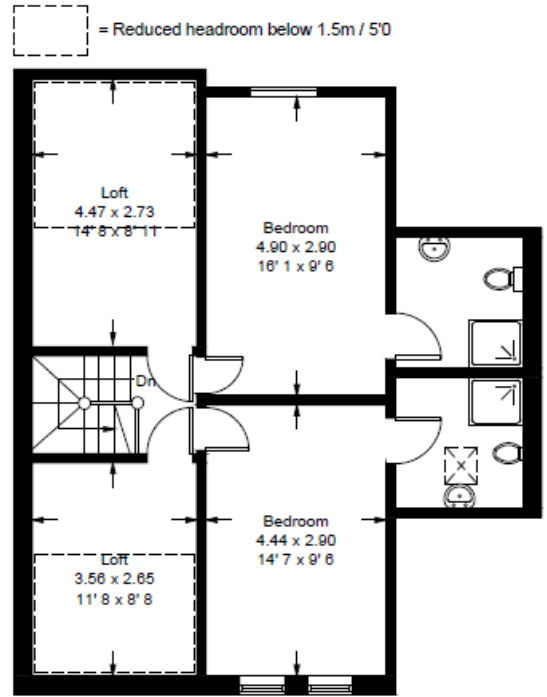
Ground floor



Basement



First floor



Second Floor

Not to scale - provided for indicative purposes only.

EPC

EPC Rating "C" 58 – extract below.

THE VICTORIA 34, Scotland Green LONDON N17 9TT		Energy rating C
Valid until 17 March 2029	Certificate number 0862-0431-6899-0497-3002	

