

Lot 15, The Toll Gate PH, 26 to 31 Turnpike Lane, Hornsey, London,

N8 OPS

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Substantial Public House Investment

www.acuitus.co.uk

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Property Information

Freehold Substantial Public House Investment		Location	Description
<ul style="list-style-type: none">Comprises Public House and self Contained residential accommodation.Public House of approximately 790.80 sq m (8,513 sq ft)Situated in Popular Cosmopolitan Inner London SuburbApproximately 150 metres from Turnpike Lane (Zone 3) Underground StationNearby occupiers include Nationwide Building Society, Subway, Tesco Express, Costa Coffee, McDonald's, Sainsburys, Farmfoods and an eclectic range of local businesses and eateries		<p>Miles 5 miles north of the City of London (Charing Cross)</p> <p>Roads A1, A105, A406, A503, A10 (Great Cambridge Road)</p> <p>Rail Hornsey Railway Station, Turnpike Lane Underground (Zone 3 / Piccadilly Line)</p> <p>Air London City Airport, London Heathrow Airport, London Stansted Airport</p>	<p>The property is a substantial two storey building comprising Public House accommodation on the ground floor and basement and self-contained residential accommodation on the first floor.</p>
Lot 15	Auction 10th July 2025	<p>Situation</p> <p>The property is prominently situated on the north side of Turnpike Lane, approximately 150 metres west of its busy junction with Green Lanes (A105) and Wood Green High Road and approximately 150metres west of Turnpike Lane Underground Station. Nearby occupiers include Nationwide Building Society, Subway, Tesco Express, Costa Coffee, McDonald's, Sainsburys, Farmfoods and an eclectic range of local businesses and eateries, whilst Wood Green Shopping City is less than 1 mile to the north.</p>	<p>VAT</p> <p>VAT is applicable to this lot.</p>
Rent £156,000 per Annum Exclusive	Status Available		<p>Note</p> <p>The Special Conditions of Sale provide for the Buyer to a contribution to the Seller costs in addition to the purchase price.</p>
Sector Public House	Auction Venue Live Streamed Auction		<p>Completion Period</p> <p>8 Week Completion</p>
		<p>Tenure</p> <p>Freehold.</p>	
		<p>EPC</p> <p>See Legal Pack</p>	

DISCLAIMER
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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Lower Ground Ground Floor	Ancillary Public House	100.00 510.00	(1,076) (5,479)	AN INDIVIDUAL	A term until 30/03/2028	£120,000	-
First floor	4 x self-contained flats 1 x bedroom 1 x studio flat	180.80	(1,958)	AN INDIVIDUAL	A term until 29/06/2025	£36,000	-
Total Approximate Floor Area		790.80	(8,513)			£156,000	

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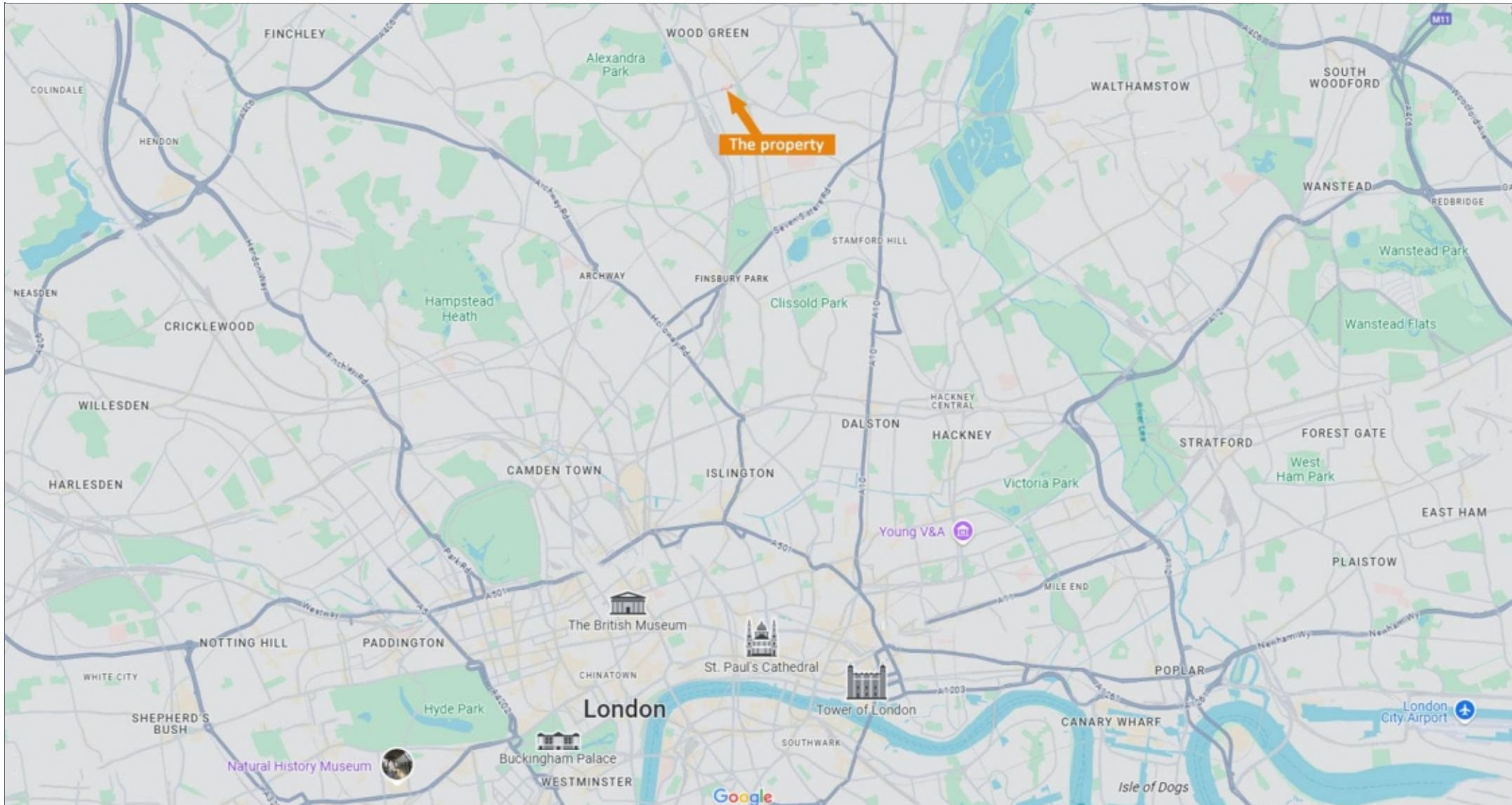
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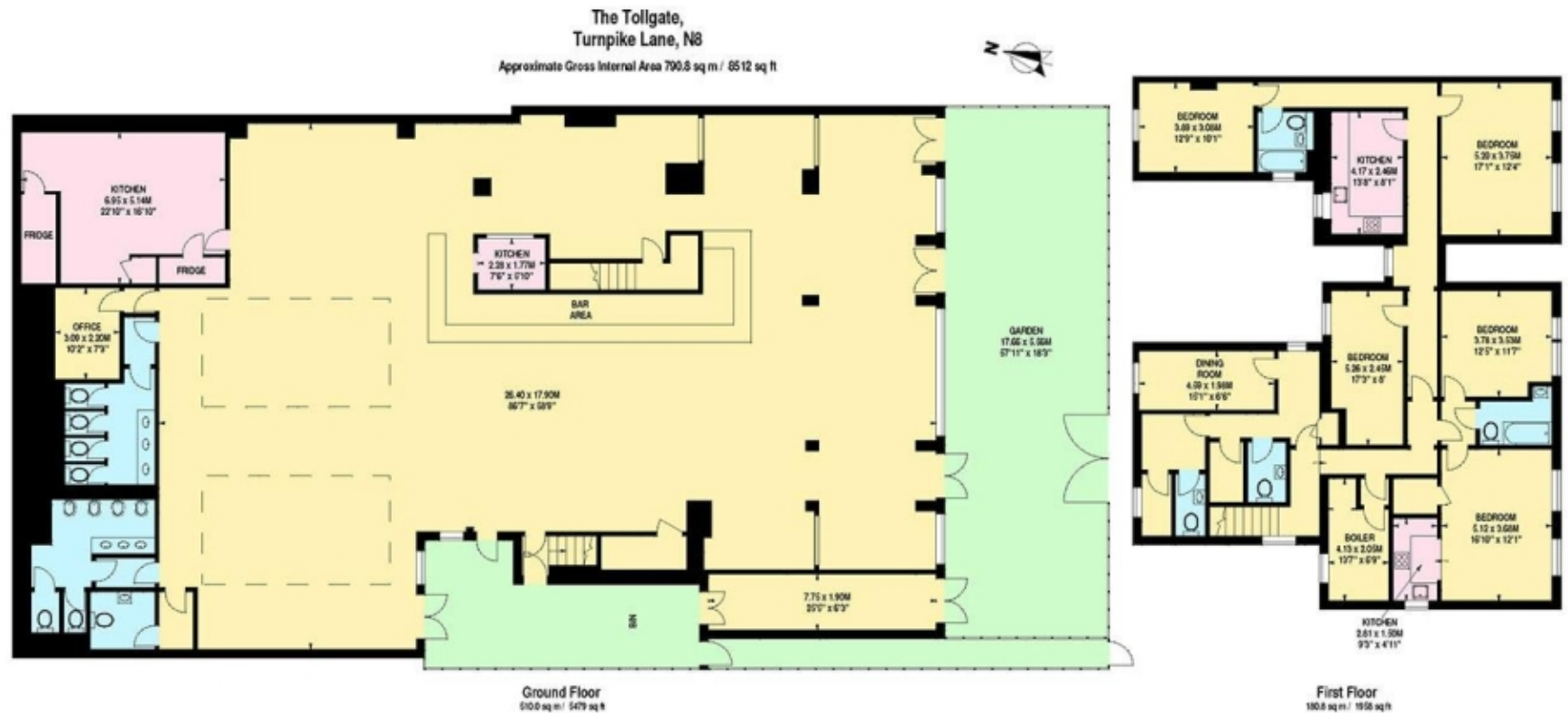
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AG&G

Floor Plan produced for AG&G by Mayt Floorplans. © Tel 020 3057 4594

Illustration for identification purposes only, not to scale.
All measurements are maximum, and include wardrobes and window bays where applicable

The plans are historic, and the Tenants may have undertaken internal reconfigurations since the time of drafting

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