

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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Substantial Public House Investment

- 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 Suburb
- Approximately 150 metres from Turnpike Lane (Zone 3) 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

Lot

15

Auction

10th July 2025

Rent

£156,000 per Annum Exclusive

Status

Available

Sector

Public House

Auction Venue

Live Streamed Auction

Location

Miles

5 miles north of the City of London (Charing Cross)

Roads

A1, A105, A406, A503, A10 (Great Cambridge Road)

Rail

Hornsey Railway Station, Turnpike Lane Underground (Zone 3 / Piccadilly Line)

Air

London City Airport, London Heathrow Airport, London Stansted Airport

Situation

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.

Tenure

Freehold.

EPC

See Legal Pack

Description

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.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to a contribution to the Seller costs in addition to the purchase price.

Completion Period

8 Week Completion

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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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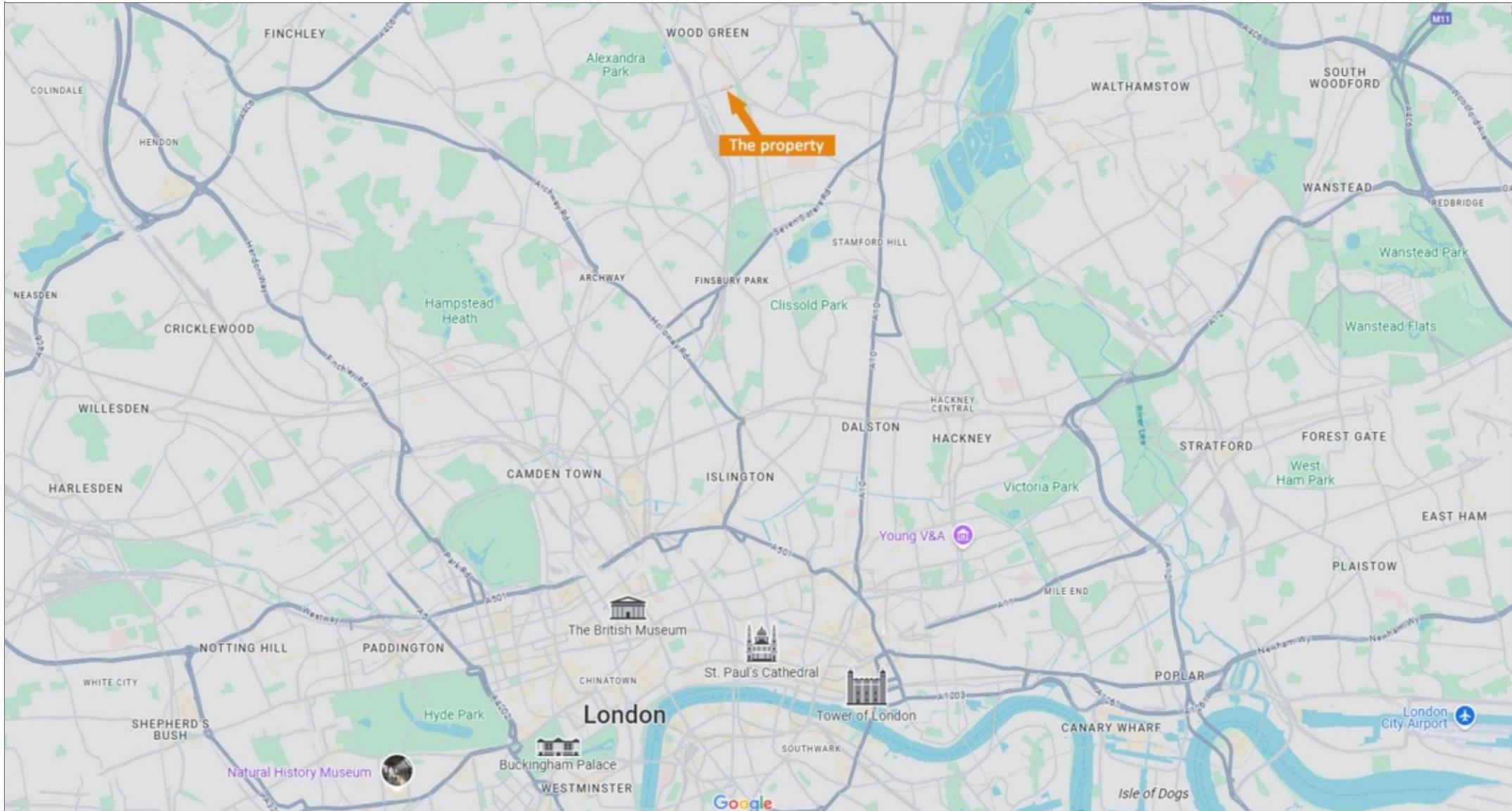
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