

Lot 8, The Baring Arms, 55 Baring Street, Islington, London, N1 3DS

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Inner London Public House Investment

- Let to T&S Taverns Limited on a 15 year lease until February 2037 (no breaks)
- Highly Affluent and Fashionable Inner London Location
- Total Gross Internal Area of 355.00 sq m (3,772 sq ft)
- Includes enclosed rear patio
- Situated adjacent to Regents Canal

Lot
8

Auction
18th September 2025

Rent
£80,000 per Annum Exclusive
Rising to a £85,000 pax in February 2027

Sector
Public House

Status
Available

Auction Venue
Live Streamed Auction

Location

Miles	1.5 miles north of the City of London
Roads	A104, A10, A1200
Rail	Angel Underground Station (Zone 1), Essex Road Railway Station (National Rail), Haggerston Overground Station (Zone 2)
Air	London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

Islington is a highly fashionable and affluent north London suburb, some 1.5 miles north of the City of London. The property is situated in a predominantly residential area at the junction of Wilton Square and Baring Street, adjacent to Regents Canal.

Tenure

Freehold.

Description

The property comprises an attractive three storey period public house with ground floor Public bar, storage accommodation in the basement and a function room and ancillary accommodation on the first and second floors.

VAT

VAT is applicable to this lot.

Planning

The property does not appear as Listed by Historic England and does not appear as an Asset of Community Value of the London Borough Islington website and may be suitable for residential conversion in the long term, subject to consents.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller on completion, a contribution to the Seller's costs in addition to the purchase price.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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
Ground	Bar/Restaurant	105.00	(1,130)	T&S TAVERNS LIMITED (CRN: 12982644) (1)	15 years from 09/02/2022 until 28/02/2037	£80,000 Rising to a minimum of £85,000 on 09/02/2027	09/02/2027 09/02/2032
Basement	Ancillary	87.00	(936)				
First	Ancillary	85.00	(915)				
Second	Ancillary	75.00	(807)				
Total Approximate Floor Area		355.00	(3,772)			£80,000	

(1) T&S Taverns Limited were incorporated in October 2020 and for the year ending 31st March 2024 reported Shareholder funds of £276,139. (Source : Financial Statements as published at Companies House 28/08/2025). More about the Baring PH can be found at <https://www.thebaring.co.uk/>.

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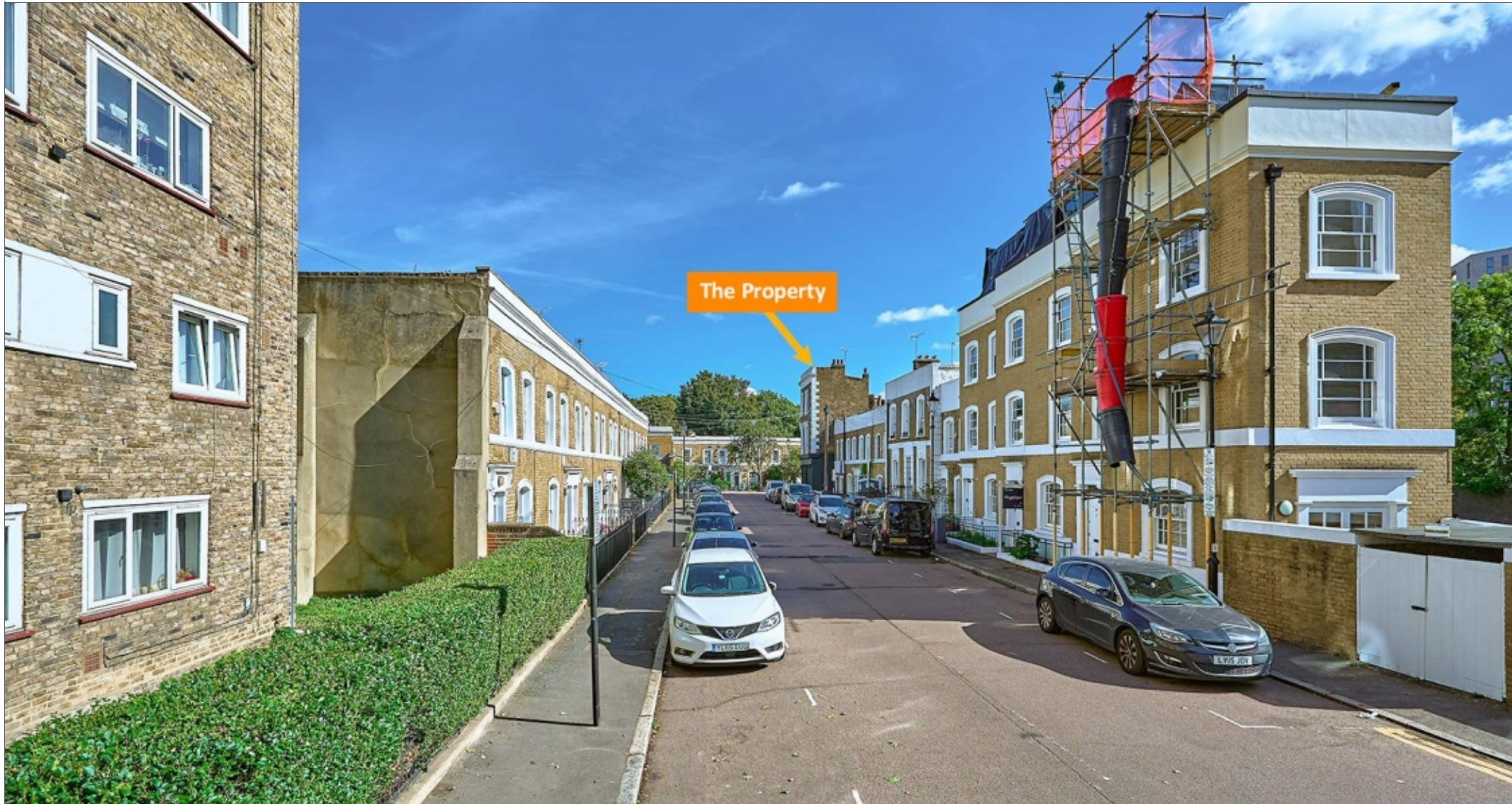
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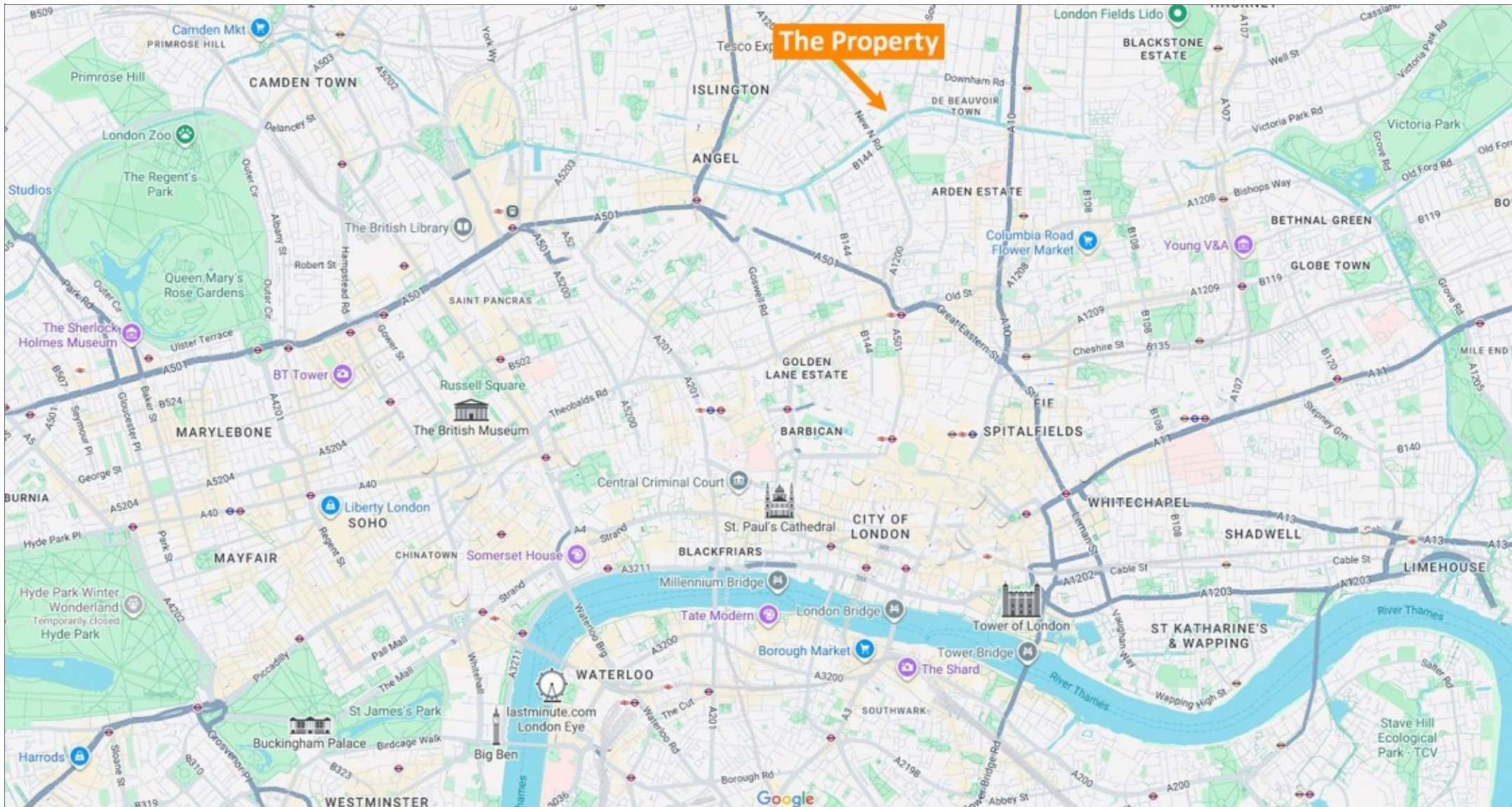
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2024