

# Lot 17, The Victoria PH, 34 Scotland Green, Tottenham, London,

**N17 9TT**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## Property Information

Freehold London Public House Investment	
<ul style="list-style-type: none"><li>Public House in Popular North London Location</li><li>Comprises a Public House and Self Contained 5 room flat</li><li>Entirely let on a 10 year lease until January 2032 (no breaks)</li><li>Total Gross Internal Area of 394.00 sq m (4,240 sq ft)</li><li>Situated 700 metres south of Tottenham Hotspur Stadium</li></ul>	
<b>Lot</b> 17	<b>Auction</b> 18th September 2025
<b>Rent</b> £80,000 per Annum Exclusive	<b>Status</b> Available
<b>Sector</b> Public House	<b>Auction Venue</b> Live Streamed Auction

### Location

<b>Miles</b>	6 miles north of the City of London, 700 metres south of Tottenham Hotspur Stadium
<b>Roads</b>	A10, A406 (North Circular Road)
<b>Rail</b>	Bruce Ground Overground Station (Zone 3), Seven Sisters Underground Station (Zone 3).
<b>Air</b>	London Heathrow Airport, London City Airport, London Gatwick Airport

### Situation

Tottenham is a popular inner London suburb situated just 6 miles north of the City of London. The property is situated on the south side of Scotland Green, close to its junction with High Road (A10), the principal arterial route from the City of London through North London. The property benefits from being some 750 metres south of the modern Tottenham Hotspur FC Stadium and concert venue. Nearby occupiers include Aldi, The Gym Group and a mix of independent pubs, retailers and restaurants.

### Tenure

Freehold.

### Description

The property comprises a public house accommodation on the ground floor with ancillary accommodation in the basement floor and separately accessed 5 room flat on the upper two floors.

### VAT

VAT is applicable to this lot.

### Note

The Special Conditions of Sale provide for the Buyer to pay on completion, a contribution to the Seller's costs in addition to the purchase 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.	Review (Reversion)
Ground	Public House	171.20	(1,834)	INDIVIDUAL t/a The Victoria	10 years from 31/01/2022	£80,000	30/07/2027 (30/01/2032)
Basement	Ancillary	79.20	(852)				
First	3 bedrooms	77.70	(836)				
Second	2 bedrooms	65.90	(709)				
Total		394.00	(4,240)			£80,000	

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## Contacts

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