**N179TT** 

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





**Freehold London Public House Investment** 

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### **Property Information**

### **Freehold London Public House Investment**

- Public House in Popular North London Location
- Comprises a Public House and Self Contained 5 room flat
- Entirely let on a 10 year lease until January 2032 (no breaks)
- Total Gross Internal Area of 394.00 sq m (4,240 sq ft)
- Situated 700 metres south of Tottenham Hotspur Stadium

| Lot | Auction |
|-----|---------|
|-----|---------|

17 18th September 2025

## Rent Status

£80,000 per Annum Exclusive Available

# Sector Auction Venue Public House Live Streamed Auction

### Location

Rail

Miles 6 miles north of the City of London, 700 metres south of

Tottenham Hotspur Stadium

Roads A10, A406 (North Circular Road)

Bruce Ground Overground Station (Zone 3), Seven Sisters

Underground Station (Zone 3).

Air 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<br>Approx sq m        | Floor Areas<br>Approx sq ft        | Tenant                         | Term                     | Rent p.a.x. | Review<br>(Reversion)      |
|---------------------------------------|---|-----------------------------------|------------------------------------|--------------------------------|--------------------------|-------------|----------------------------|
| Ground<br>Basement<br>First<br>Second | Public House<br>Ancillary<br>3 bedrooms<br>2 bedrooms | 171.20<br>79.20<br>77.70<br>65.90 | (1,834)<br>(852)<br>(836)<br>(709) | INDIVIDUAL<br>t/a The Victoria | 10 years from 31/01/2022 | £80,000     | 30/07/2027<br>(30/01/2032) |
| Total                                 |   | 394.00                            | (4,240)                            |                                |                          | £80,000     |                            |

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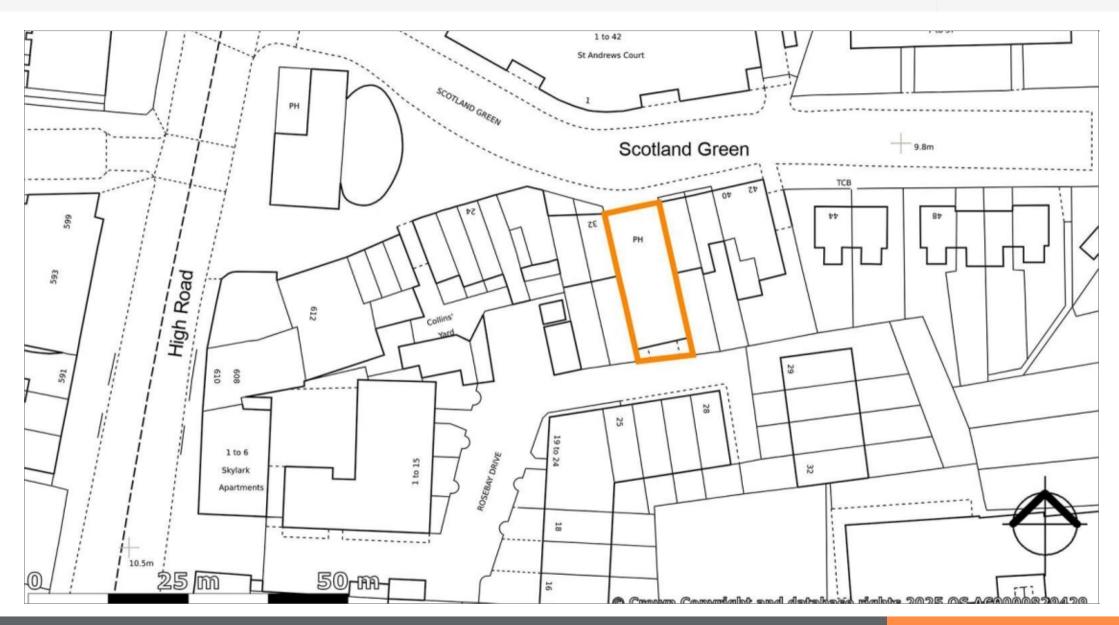


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### **Contacts**

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#### Seller's Solicitors

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