

Lot 11, The Two Brewers PH, 109 Roman Way, Highbury, London,

N7 8LR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Inner London Public House and Residential Investment

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Property Information

Freehold Inner London Public House and Residential Investment

- Public House in Popular (Zone 2) North London Location
- Comprises a Public House and 4 self contained studio flats
- Public House let until 2030
- Total Approximate Area of 310.00 sq m (3,336 sq ft)
- Approximately 900m south of Emirates Stadium

Lot

11

Auction

11th December 2025

Rent

£136,684 per Annum Exclusive

Status

Available

Sector

Public House

Auction Venue

Live Streamed Auction

Location

Miles

4 miles north of the City of London

Roads

A5203, A503

Rail

Caledonian Road & Barnsbury (Overground), Caledonian Road Underground Station (Piccadilly Line/Zone 2)

Air

London City Airport, London Heathrow

Situation

The affluent and highly fashionable North London Borough of Islington lies immediately north of the the City of London and is home to the famous Saddler's Wells Theatre, Highbury Fields and the popular Upper Street. The property benefits from being some 900 metres south of Arsenal FC's Emirates Stadium and concert venue.

Tenure

Freehold.

EPC

Public House = Band C For Residential EPC's see legal pack

Description

The property comprises a Public House accommodation on the ground floor with ancillary accommodation in the basement and a self contained House in Multiple Occupation (HMO) on the first floor comprising 4 studio bedrooms, each with en-suite facilities that share a separate kitchen.

The property does not appear as listed on the Historic England website and does not appear to be listed as an Asset of Community Value on the London Borough of Islington website.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Income p.a.	Reversion
Ground/Basement	Public House	-	-	INDIVIDUAL	5 years from 01/07/2025	£85,384	30/06/2030
First Floor	4 Studios flats	-	-	INDIVIDUALS	Room 1, 2 and 4 are occupied under separate licenses. Room 3 is let on an Assured Short Tenancy.	£51,300	
Total Approximate Floor Area		310.00	(3,336)			£136,684	

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2024