



**The Auld Triangle, 52 St Thomas's Road, Finsbury Park, London, N4 2QW**

### Summary

- Character Victorian Corner Property
- In Close Proximity To Finsbury Park Underground and National Rail Stations
- Open Plan Public Bar Seating Circa 50
- Basement Beer Cellar
- 2-bedroom flat on the first floor
- Small rear courtyard
- New 20 year free of tie lease



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Leasehold: Premium £50,000  
and guide rent £50,000**

**Paul Tallentyre**  
0207 299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
0207 299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

### **Location**

The Auld Triangle is located on the corner of Plimsoll Road and St Thomas's Road, approximately 300 metres south of Finsbury Park underground and mainline stations.

The surrounding occupiers include mainly residential dwellings with a few retailers as well as other commercial properties and the area is well served by public transport.

[Google Street View](#)



### **The Property**

The Auld Triangle is an attractive character 3-storey Victorian corner property of mainly brick construction.

Internally, the ground floor trade area comprises of an open plan public bar with stripped wooden flooring and part wooden panelled walls providing seating for in the region of 50 people. To one side of the bar are customer WC's.

The beer cellar is located in the basement which also provides additional storage.

The property comes with a 2-bedroom flat on the first floor which is currently let for £1,400pcm and vacant possession of it will be given on completion.

Externally, to the rear is a small private courtyard which is used as a smoking and storage area.

### **Tenure**

Leasehold

Our client is willing to create a new 20 year FRI free of tie lease for the basement and ground floor of the pub with a 2-bedroom flat on the first floor. The property will be subject to 4 yearly rent reviews. The guide rent is £50,000 per annum and we are seeking an ingoing premium of £50,000 which includes the trade fixtures and fittings.

### **Business**

Our client has owned the pub since 1987 trading as a traditional locals neighbourhood pub serving a wide range of beers and ciders.

In addition, the current owner holds regular music evenings and shows live football regularly.

The pub is available for lease due to our client's impending retirement.

### **Business Rates**

The property is listed in the VOA business rates list as having a rateable value of £7,700 with effect from 1st April 2017.

### **Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.

