



Victoria Stakes, 1 Muswell Hill, London N10 3TH

Summary

- Free of Tie Lease
- Family run business
- Turnover circa £1m
- Outside area and smoking solution

Premium offers sought



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons:

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk
dcl.co.uk



Location

The property benefits from a prominent position on Muswell Hill. The property is positioned in the London Borough of Haringey. The area comprises predominantly high-end residential properties with Alexandra Park and the main commercial and retail pitch both in the vicinity. The property benefits from good transport links into Central London. Please find below a google link to the property: [Google Street View](#)

Description

A two-storey detached property with living accommodation in the mansard. The property still has the original facade and vehicular access along the side of the property. Ground floor comprises trading area with customer WCs. The first-floor benefits from a function room and managers flat on the second floor. There is a beer garden to the rear of the property which is covered by a glazed roof.



The Victoria Stakes dates back to the turn of the century, originally built as a coach house & stable. The mighty steeds which would have the task of taking the public up the steep ascent for Muswell Hill. The building sat firmly at the foot of the hill and became a welcome spot for those wishing respite and a friendly welcome.

The Business

The Victoria Stakes is a family business and has been successfully owned and operated for the past 8 years building a good turnover and reputation.

Hosting regular events and weddings the Victoria Stakes has become the heart of the community.

The property has been fully re-fit after a fire 2 years ago and is in excellent condition.

Trade

We are advised the business trades at circa £1million turnover. Full accounts will be provided to all serious parties.



Tenure

Free of tie Lease for a period of 25 years with 17 years remaining.

The current passing rent is £69,000pa with a 5% of turnover top up.

Fixtures and Fittings

All fixtures and fitting are included in the sales price except leasehold items.

Price

Offers sought in excess of £200,000 for the leasehold interest.

Planning

The premises benefit from Class A4 Use. The property has development potential subject to planning permission. Interested parties should make your own planning enquiries

