

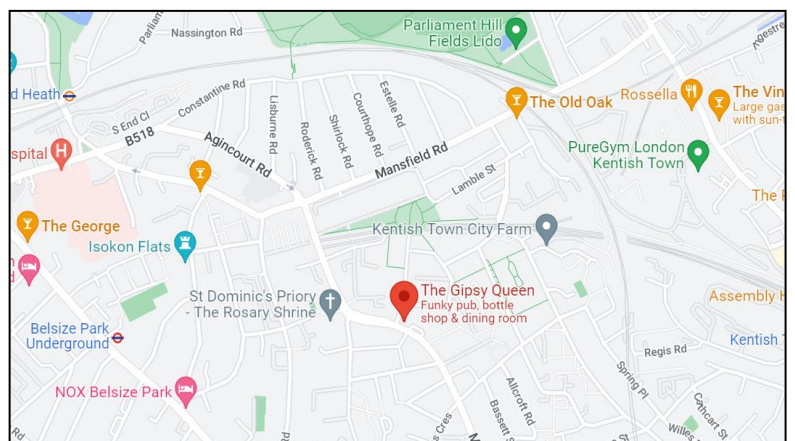


The Gipsy Queen, 166 Malden Road, Belsize Park, London, NW5 4BS

### Summary

- Free of tie neighbourhood pub near Belsize Park and Chalk Farm
- Prominently situated on Malden Road
- Large open plan public bar/dining area
- Enclosed paved courtyard to the rear
- Impressive first floor function room with kitchen, customer WCs and cloak room / storage
- Five bedrooms, box room, kitchen, two bathrooms at second floor level.
- Well-presented and well-established business

**Premium: Price Reduction of offers in the region of £150,000**



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

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

David Gooderham  
020 7836 7826  
[David.gooderham@agg.uk.com](mailto:David.gooderham@agg.uk.com)

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

**AG&G**

### Location

The Gipsy Queen is prominently located on the corner of Malden Road (B517) and Haverstock Road between the neighbourhoods of Belsize Park, Gospel Oak and Chalk Farm.

The surrounding occupiers include residential dwellings and retailers. The area is well served by public transport with bus services running frequently along Malden Road; Belsize Park and Chalk Farm tube stations are in close proximity.

[google street view](#)

### The Property

The Gipsy Queen is an imposing, character, prominently situated 3-storey Victorian corner property. Internally, the open plan ground floor trade area comprises of a large central bar servery and open trade kitchen. There are part exposed brick walls, an open fire, stripped wooden floors and doors that can open out onto all sides of the pub during the summer. There is a mixture of fixed and freestanding seating arrangements. Ancillary areas include, customer WC's and a beer cellar in the basement with additional storage.

The first floor function room for approximately 40 covers, having its own servery. There are male and female customer WCs, together with a kitchen and two further rooms at this level.

At second floor level there are five well proportioned bedrooms, two bathrooms and a kitchen.

Externally, there is a paved beer garden with a mixture of fixed and freestanding seating for up to 90 people to the rear. Bench tables are placed on the Haverstock Road frontage.

### Services

We are advised that the property is connected to all mains services.

### Trading Information

Trading information will be available to seriously interested parties following a formal inspection of the property.

### Business Rates

The property is listed in the VOA business rates list as having a rateable value of £31,500. With effect from 1st April 2023 will be reassessed to £29,000.

### Tenure

Leasehold.

The property is held on a free of tie lease for a period of 20 years from 2021. The lease is inside the 1954 Landlord and Tenant Act.

The current rent is £102,000 per annum and is subject to yearly RPI rent increases collared and capped at 2% and 4% and 5 yearly rent reviews.

### 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.



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.