

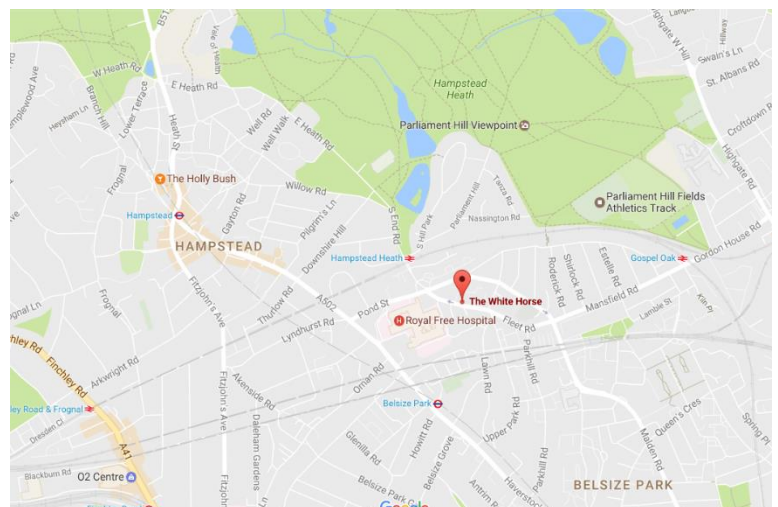


The Cork & Bottle, 154-156 Fleet Road, Hampstead, London, NW3 2QX

## Summary

- Prime north London location
- Prime corner position
- Trade area to the rear
- Opposite the Royal Free Hospital

## Premium Offers Invited



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

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**Location**

The property is located in Hampstead Heath. It is situated on a prominent corner position fronting Fleet Road and Elm Terrace. The property is opposite Royal Free Hospital. The property has the benefit of being 0.1 miles south of Hampstead Heath Station, 0.4 miles north of Belsize Park and 0.7 miles north east of Hampstead Station. The surrounding occupiers include retailers, residential dwellings and other licenced operators.

[Google Street View](#)

**The Property**

The property is a three-storey building of brick construction. The pub occupies the ground and basement of the property.

Ground floor provides an open plan trade area and is served by a central bar servery. Ancillary accommodation at this level includes a holding kitchen that is serviced by the main basement kitchen and a Disabled customer WC. The basement provides a trade kitchen, beer cellar, storage, office, male and female customer WC's and staff WC's.

A patio area is located to the rear of the property.

**Licensing**

The property benefits from a Premises Licence permitting the sale of alcohol between the hours of 10:00am and 11:00pm Monday to Thursday, 10:00am to 11:30pm Friday, 08:00am to 11:30pm Saturday and from 10:00am to 10:30pm on Sunday.

**Tenure**

The property is held on a 15-year lease from 17th September 2021 at a rent of £60,000 per annum, subject to five yearly rent reviews. The lease is tied to Star Pubs & Bars to Beer, Cider, Alcopops and Minerals.

**Business Rates**

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £58,000.

**Planning**

The property currently has sui generis consent.

**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 the premises are now empty and closed.