

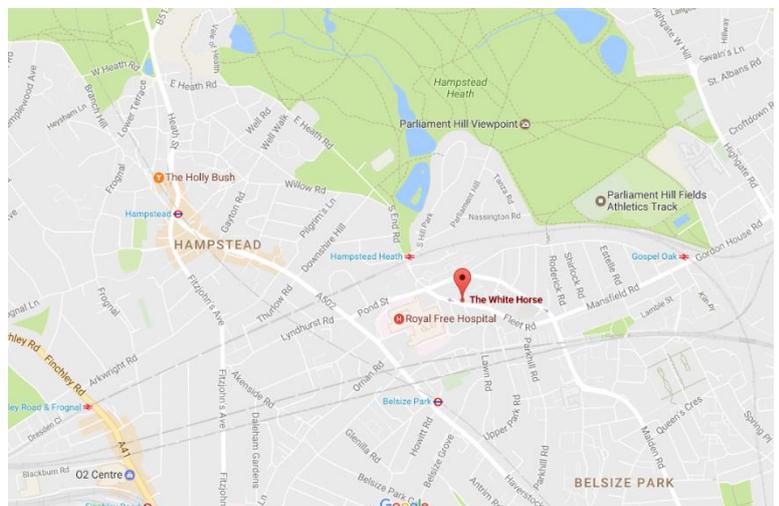


The Cork & Bottle, 154-156 Fleet Road, Hampstead, London, NW3 2QX

Summary

- Prime north London location
- Prime corner position
- Recently refurbished to a high standard
- Trade area to the rear
- Opposite Royal Free Hospital

Price: Offers Invited



Viewing is strictly by prior appointment with sole agents
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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.

Trading Information

No trading information will be provided or warranted as part of this sale. Offers are invited for the leasehold interest.

Tenure

The property has a lease term of 15 years from 10th September 2018 with five yearly rent reviews. The rent passing is £60,000 per annum and the lease is tied to Star Pubs & Bars for Beers, Ciders, Alcopops and minerals.

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2017 of £77,000.

Planning

The property currently has A4 planning consent.



EPC

An EPC has been requested and will be available shortly.

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.