



FREEHOLD PUB FOR SALE ON ¼ ACRE PLOT WHETSTONE, LONDON, N20

YORK ARMS, 310 OAKLEIGH ROAD NORTH, WHETSTONE, LONDON, N20 0DH

- Detached corner pub with a large trade garden to rear.
- Total site area approx. ¼ of an acre or 980 sq m (10,550 sq ft).
- Three double bedroom flat at first floor.
- Not listed and not situated within a conservation area, currently 'Sui-Generis' Public House Use.
- May suit redevelopment/alternative uses (subject to obtaining necessary consents).

VIEWING: WEDNESDAY 21ST OCTOBER 2010 FROM 11:00AM – 12:00NOON
CLOSING DATE FOR BIDS: FRIDAY 30TH OCTOBER 2020 @ 12:00 NOON

FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION
 UNCONDITIONAL OFFERS INVITED + VAT
 SUBJECT TO CONTRACT – sole selling agents LONF591

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Location

The pub lies within the Brunswick Park district of London Borough of Barnet approximately 13 kilometres (8 miles) north of central London. It fronts Oakleigh Road North (A109) at its junction with York Way and is surrounded by predominantly low-rise residential accommodation. A school also lies within close proximity.

The nearest Underground Station is Totteridge & Whetstone (Northern Line) which lies approximately 1 ½ kilometre (1 mile) to north west which provides frequent services into central London (Charing Cross or Bank Station) with a journey time of around 30 minutes. Access to the A406 North Circular is less than 2 kilometres (1 ½ mile) to the south east and the M25 /A1M junction lies circa 8 kilometres (5 miles) to the north west. Location plans are attached.

Description

An imposing detached three storey property built over part basement beneath a pitched clay tiled covered roof with various single storey extensions. The pub is currently closed. The ground floor trading area is decorated in a traditional style and benefits from good levels of natural light. The accommodation can be summarised as follows:-

Ground Floor	Two trading areas, central island bar servery, carpet flooring and a set of customer wc's.
First Floor	Three double bedrooms, bathroom, wc and kitchen.
Basement	Cold beer store and ancillary storage area.
Outside	External patio area to front and rear with dog-leg trade garden

A ground floor licensing plan and a site plan are attached.

Using the Online ProMap measuring system we have calculated;

Building Footprint	277 sq m (2,980 sq ft)
Site Area	¼ of an acre or 980 sq m (10,550 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

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

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from noon until 11:30pm on Sunday, from 10:00am until midnight on Monday to Thursday and from 10:00am until 1:00am on Friday and Saturday.

Planning

We have been advised by the London Borough of Barnet that the property is neither listed nor situated within a conservation area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £32,750.

Basis of Sale

Unconditional offers are invited for the freehold interest with vacant possession upon completion. VAT will be payable in addition to the purchase price.

Further Information & Viewing

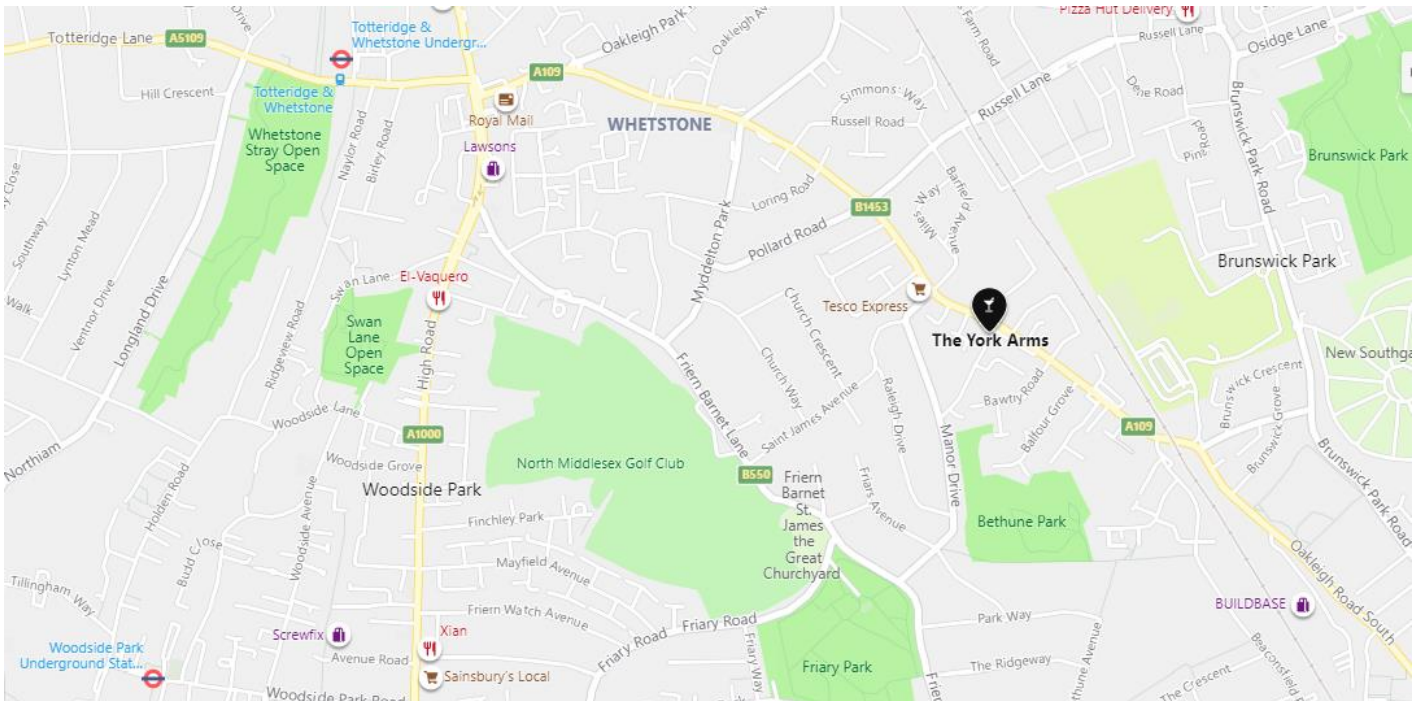
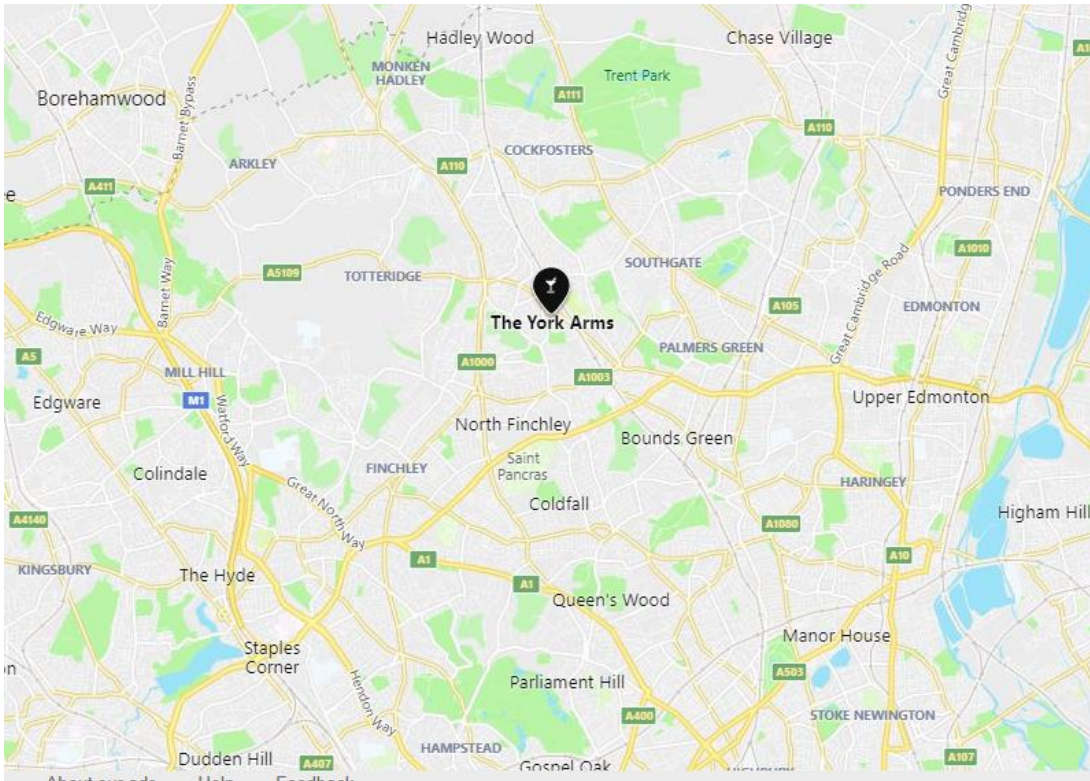
For further information or to register to attend the viewing please contact James Grimes or Panayiotis Themistocli of the sole selling agents on Tel. 0207 836 7826 or james.grimes@agg.uk.com / panayiotis.themistocli@agg.uk.com

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EPC

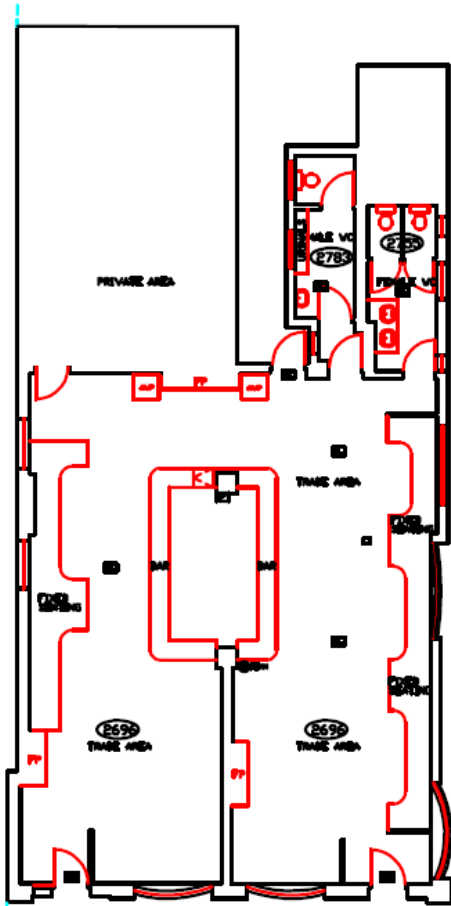
EPC Rating “C” 58 – a copy of the EPC can be provided upon request.

Location Plans



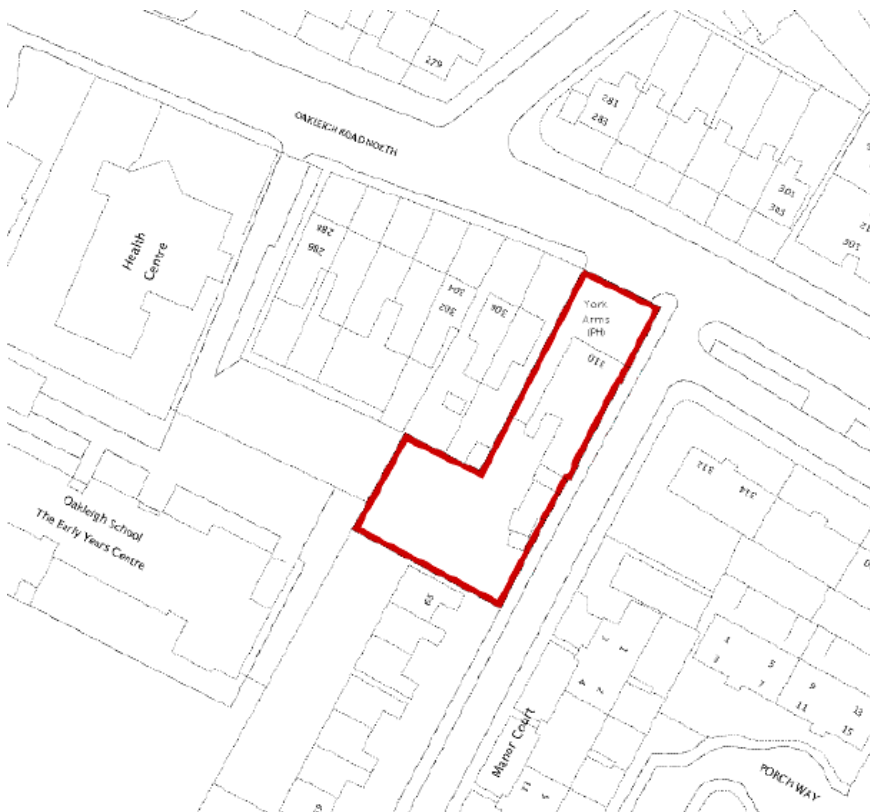
Google Maps. Not to scale - Provided for indicative purposes

Ground Floor Layout



Historic Ground Floor Licensing Floor Plan. Not to scale - provided for indicative purposes only.

Site Plan



Source: HM Land Registry. Not to scale - provided for indicative purposes only.