

FREEHOLD FOR SALE OFFERS INVITED

THE GEORGE

9 Eden Grove, Lower Holloway, London, N7 8EE



Key Highlights

- Vacant Possession
- Close by to the Emirates Stadium, home to Arsenal Football Club
- Recently refurbished
- Freehold property
- Opposite 800 bed Stapleton House Student accommodation
- Public house located in Lower Holloway nearby the London Metropolitan University
- Residential upper floors with separate access

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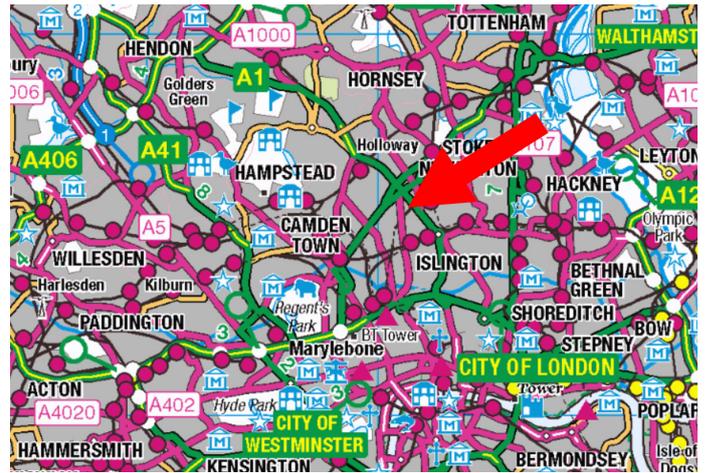
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Location

The subject property is located in Lower Holloway, a district within the London Borough of Islington. The property is located approximately 3.8 miles (6.1 kilometers) to the north of the centre of London. Holloway Road Underground Station is located approximately 150 meters to the north. The George is situated on Eden Grove, to the east of Holloway Road. The surrounding area is densely populated with mainly flats, a number of commercial units on Holloway Road and the London Metropolitan University.

Opposite the property is a new 800 bed student development, Stapleton House. The Emirates football stadium, home of Arsenal football club, is located a short distance to the north.



Description

Detached corner public house constructed over part two storeys, part three storeys, above basement with ground floor extensions to the rear. The property has brick elevations beneath a flat felt roof with parapet walls. Externally there is a bin store to the rear.

The ground floor comprises an open plan customer area with central 'island' bar servery. To the rear are ladies and gentlemen's WCs. The basement provides a beer cellar and storage. The upper floors provide self contained accommodation for a two bed flat at first floor and a studio flat at second floor.

Accommodation

The accommodation comprises of the following:

FLOOR	SQ FT	SQ M
Ground	1,330	123.56
Basement	878	81.57
1st	576	53.51
2nd	474	44.04
TOTAL	3,258	302.68

Terms

Offers are invited for the freehold with vacant possession.



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Planning

We understand the property currently benefits from Sui Generis use, is not listed, however, it is situated within the St Mary Magdalene Conservation Area.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

- Monday to Saturday 10:00 to 23:00
- Sunday 12:00 to 22:30

The Business

The property is currently closed and no trading information is warranted or sold.

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £19,000. The national multiplier for England and Wales for 2020/2021 is £0.512.

Fixtures and Fittings

Furnishings can be acquired via separate negotiation if a purchaser wishes.

Viewings

For a formal viewing, by appointment with Savills.



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