

# THE NATURALIST

14 WOODBERRY DOWN, LONDON N4 2GB

LONG LEASEHOLD PUBLIC HOUSE FOR SALE  
IN MODERN RESIDENTIAL DEVELOPMENT

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The Naturalist

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## HIGHLIGHTS INCLUDE:

- Substantial public house in North London
- Located as part of densely populated modern residential development
- Close to London Underground Station
- Fitted to an extremely high standard
- Large external terrace
- EPC - A
- Long leasehold for a term expiring in 2315 at a peppercorn rent
- Offers are invited in the region of £700,000 for the benefit of our clients long leasehold interest

## LOCATION

Woodberry Down is an attractive North London suburb which is located to the east of Finsbury Park, north of Stoke Newington and immediately to the south of the A503 Seven Sisters Road. The Naturalist forms part of a modern residential development which has been constructed by Berkeley Homes in the last decade which is set around Woodberry Down Park and the East and West Reservoirs. It is positioned on the northern edge of the scheme within close proximity to the Gym Group health and fitness club. Manor House London Underground station is located within 250 metres of the property which provides access to the Piccadilly Line and journey times into London's Covent Garden within 15 minutes.

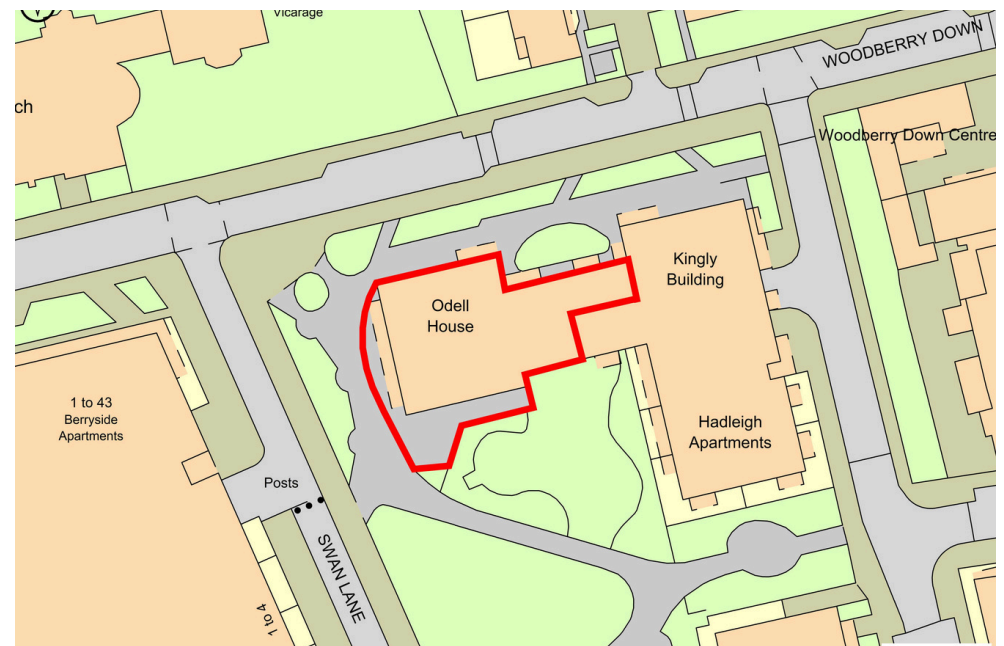
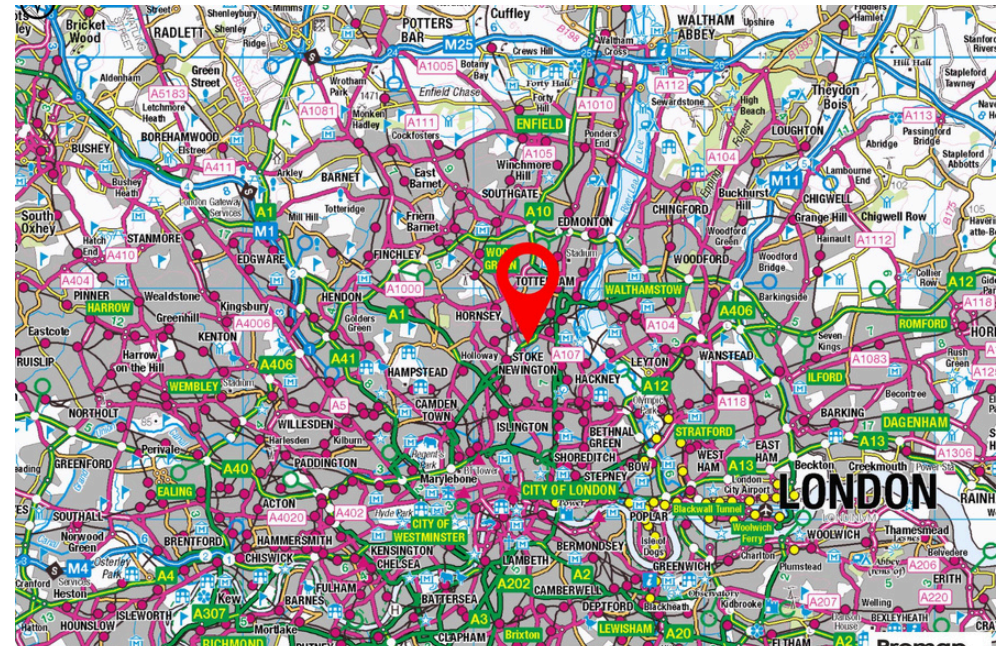
## DESCRIPTION

The Naturalist occupies part of the ground floor and basement of a modern 12 storey residential development. The building occupies a prominent corner position and benefits from a large external terrace which can accommodate approximately 80 covers.

## ACCOMMODATION

Ground Floor – At ground floor the property is laid out to provide open planned trading accommodation with a centrally positioned bar servery. This area is laid out to provide a variety of seating and tables for approximately 120 covers. An open kitchen is located immediately to the rear of the main bar servery with a prep kitchen, manager office, glass wash area, plant room, goods lift and customer WC's also provided at this level.

Basement – Beer cellar, bin store and cold room/dry store.



## FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Ground Floor	386.7	4,162
Basement	31.3	337
<b>Total</b>	<b>418</b>	<b>4,499</b>

## TENURE

The property is held by way of a lease for a term expiring on 27th April 2315 at a fixed peppercorn rent.

## PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times;

- Monday-Saturday – 10am-11.30pm
- Sunday – 10am-10.30pm

## RATEABLE VALUE

2023 - £21,600

## TRADING INFORMATION

Trading information may be made available to interested parties upon written request.

## EPC

A - 24



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## FIXTURES AND FITTINGS

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

## VAT

The property is elected for VAT.

## SERVICE CHARGE

The property is subject to a service charge further details of which are available upon request.

## VIEWINGS

Staff are unaware of our clients intention to dispose of this property. Consequently all customer visits must be carried out discreetly and under no circumstances should any direct approach be made to any members of staff. Should you wish to view the property then make a prior appointment via the sole selling agents Savills.

## TERMS

Offers are invited in the region of £700,000 for the benefit of our client's long leasehold interest.

## MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

## FURTHER INFORMATION

For further information please contact;

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