



THE GREAT INDIAN
139 MARLBOROUGH ROAD UPPER,
HOLLOWAY, LONDON N19 4NU

**FREEHOLD TIED PUBLIC HOUSE INVESTMENT
FOR SALE
BUSINESS UNAFFECTED**

savills



THE GREAT INDIAN, 139 MARLBOROUGH ROAD UPPER, LONDON N19 4NU

HIGHLIGHTS INCLUDE:

- Freehold tied public house investment
- Site extending to 0.047 acres
- Separate external access to the upper floors which comprises 9 rooms
- Entire property is let on a tied tenancy to Christopher & James Limited
- Lease expires July 2033
- The rent is subject to five yearly upwards and downwards open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- The total income is derived from rent and margin from the sale of beer, cider and flavoured alcoholic beverages
- Ability to release the tie
- **We are instructed to invite offers in excess of £1,000,000**
- Business unaffected by sale

LOCATION

Located in Upper Holloway in the London Borough of Islington, 2.4 miles (3.8 kilometres) north of Camden and 4.6 miles (7.4 kilometres) north of the City of London.

The Great Indian is situated at the intersection between Marlborough Road and Sussex Way in a predominantly residential area with Duncombe Primary School directly opposite. Holloway Road and Archway are a short walk to the west and provide a number of independent pub, restaurant and retail operators. Public transport are excellent with Upper Holloway and Crouch Hill overground stations 500 metres to the west and east respectively.

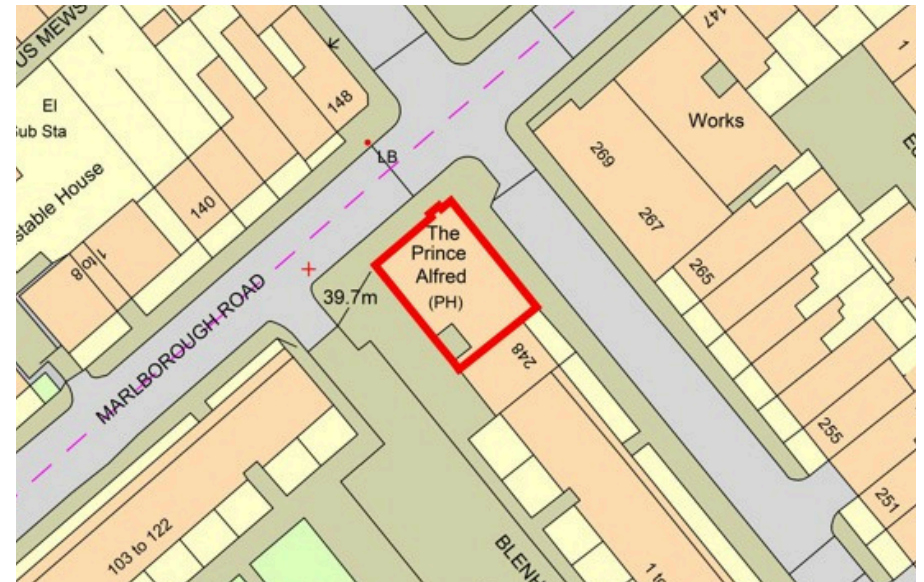
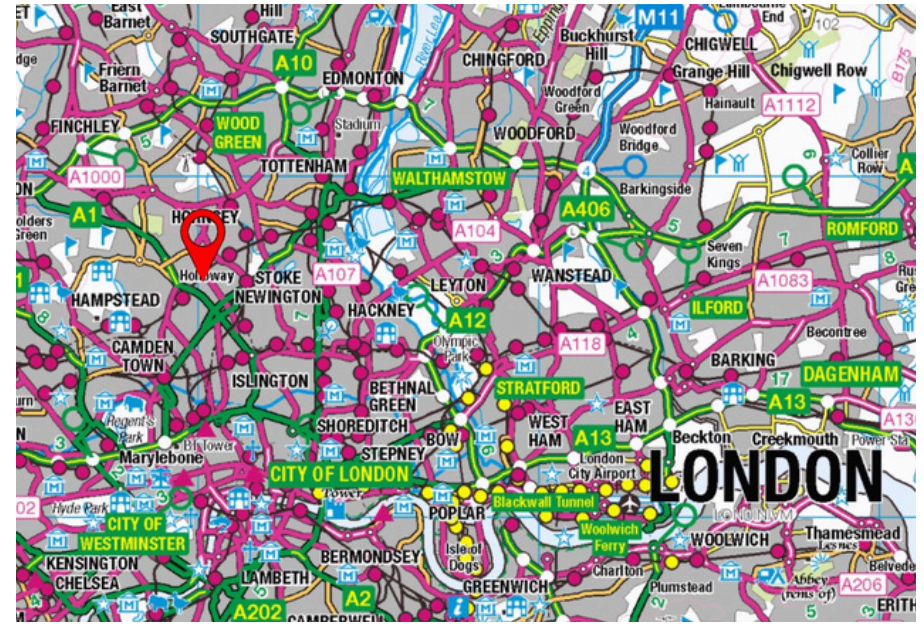
DESCRIPTION

The property comprises the basement, ground, first and second floor of a three storey corner building with painted and exposed brick elevations beneath a pitched slate roof behind parapet.

LINKS

[GOOGLE STREET VIEW](#)

[BIRDS EYE VIEW](#)



ACCOMMODATION

Basement: The basement comprises the trade kitchen and stores.

Ground Floor: The ground floor provides an open plan trading area with central bar servery and seating on loose tables, chairs and fixed benches for 94 customers. Ancillary areas comprise customer WC's.

First & Second Floor: There is separate external access from Sussex Way with the first floor comprising four rooms, kitchen, separate WC and bathroom with shower. There is a small outside roof terrace at this level. The second floor comprises five further rooms, separate WC and bathroom with shower.

Externally: There is seating for 28 customers held by way of a pavement licence.

PLANNING

The property is not listed or situated within a conservation area.

EPC

C-52

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.



TENURE & TENANCY

The property is held freehold (Title Number LN251671). The entire property is let to Christopher & James Limited on a 20 year lease from 16 July 2013. The current rent is subject to five yearly upwards and downwards open market rent reviews and annual uncapped RPI increases (except in the open market review year). In addition the tenant has an obligation to purchase beer from the landlord.

RELEASE OF TIE

The landlord may give notice to release the Tenant from any or all purchasing obligations and may chose to review the rent to the market rent by serving a review notice.

TOTAL INCOME

The total income is derived from rent and margin from the sale of beer, beer, cider and flavoured alcoholic beverages.

The historic income and barrelage is outlined below:

Year Ending September	Total Renal Income	Barrelage
2025	£33,586	52
2024	£33,408	0
2023	£28,747	3



THE TIED INCOME

This lease requires the tenant to purchase all beer, cider and flavoured alcoholic beverages cider from the landlord. The purchaser can set up a supply agreement with a supplier, such as Molson Coors, who will supply to the tenant. This will then provide an income from the sale of drinks. The potential total income to the purchaser from the sale of drinks is estimated, but not warranted, to be in the region of £12,500, producing a total potential income of £46,086 per annum. Further details are available to interested parties on request.

TERMS

We are instructed to **invite offers in excess of £1,000,000** assuming the usual purchasers costs.

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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