



Jolly Anglers

33 Station Road, Wood Green, London, N22 6UX

Freehold £1,850,000

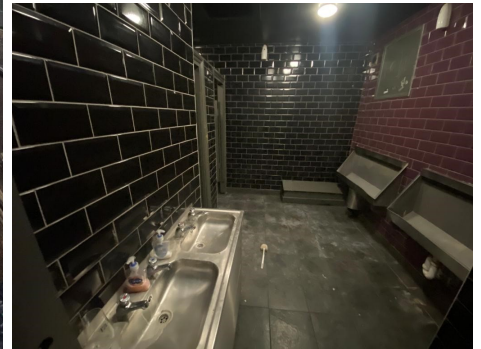
- Prime position close to Wood Green station
- Sizeable two-storey detached public house
- Circa 5,000 sq ft (GIA)
- Extensive 10 bedroom accommodation
- Currently closed
- Suitable for alternative use (STPP)

Ref: 92100

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Jolly Anglers is situated in Wood Green, a suburban district in the borough of Haringey in London. Wood Green lies directly to the east of Alexandra Palace and is 6.5 miles from Charing Cross. The area is predominantly residential centralised around a busy high street housing a large number of national retailers. Since 2018, Wood Green has been the focus of one of two major regeneration programs undertaken by the London Borough of Haringey, transforming the area and providing new homes, businesses and high-rise buildings. Wood Green is also one of the suggested stations along the new Crossrail 2 transport development.

Wood Green is serviced by London Underground services on the Piccadilly Line with fast tube access to vital hubs including Kings Cross/St. Pancras International, Finsbury Park and Piccadilly Circus. The area is served by a comprehensive TfL bus network.

The Jolly Anglers occupies a two-storey detached Edwardian property understood to date from 1905. The property is of brick construction under a pitched tile roof and is conveniently positioned in a prime location close to Wood Green Station, along Station Road, the main arterial route between Wood Green and Alexandra Palace. The property is understood to measure in the region of 5,000 sq ft (GIA), enjoying a footprint in the region of 2,637 sq ft. The property is not a listed building, not listed as an Asset of Community Value, nor lies within a Conservation Area. The property is in need of extensive refurbishment throughout.

GROUND FLOOR

Entrance from Station Road via lobby into OPEN PLAN BAR AREA. The bar occupies the majority of the ground floor and is tiered, centralised around u-shaped bar servery.

Offset are LADIES and GENTLEMAN's WCs.

BASEMENT CELLAR with delivery access from front of property.

FIRST FLOOR

Accessed from the bar is accommodation comprising:

- FORMER TRADE KITCHEN with extractor
- 3 x SINGLE BEDROOMS
- 2 x DOUBLE BEDROOM
- LIVING ROOM/DOUBLE BEDROOM
- BATHROOM
- WC

SECOND FLOOR

Further accommodation comprising:

- 3 x DOUBLE BEDROOMS
- SHOWER & WC ROOM

EXTERNAL

- SIDE PATIO, part covered
- REAR TRADE PATIO, accessed from the bar or via Brabant Road

THE BUSINESS

The business is currently closed and has not traded for the past three years. Historic trade accounts are unavailable and no trade is sold or warranted.

Prospective purchasers must make their own assumptions as to potential trade levels giving due regard to the location and size of the property as well as the local demographics.

LICENCE

No Premises Licence is held. Interested parties must make their own enquiries with the Local Authority.

SERVICES

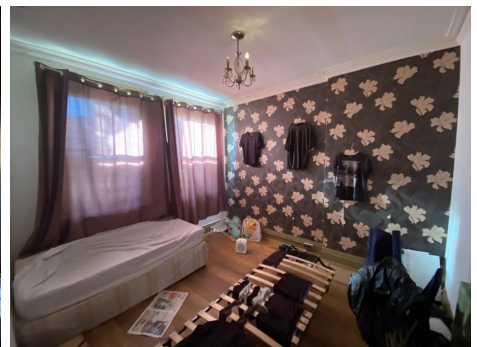
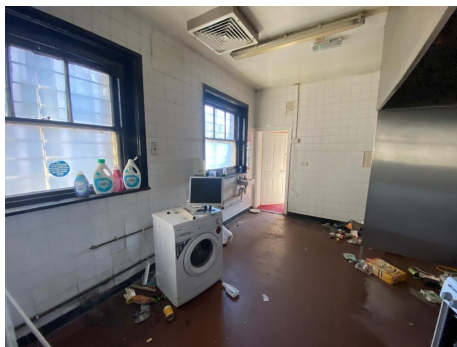
All mains services are connect.

Rateable Value: £32,000.

Local Authority: London Borough of Haringey

PLANNING

The property falls within the Sui Generis class usage, historically A4. We are of the opinion that the property is suitable for alternative uses, subject to planning permission.



TENURE & PRICE

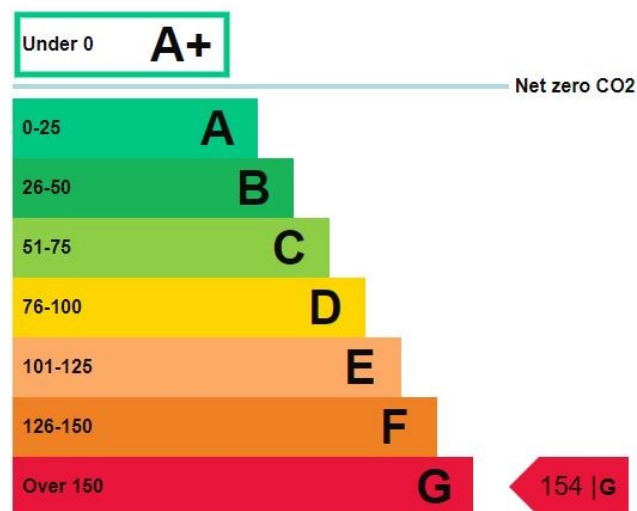
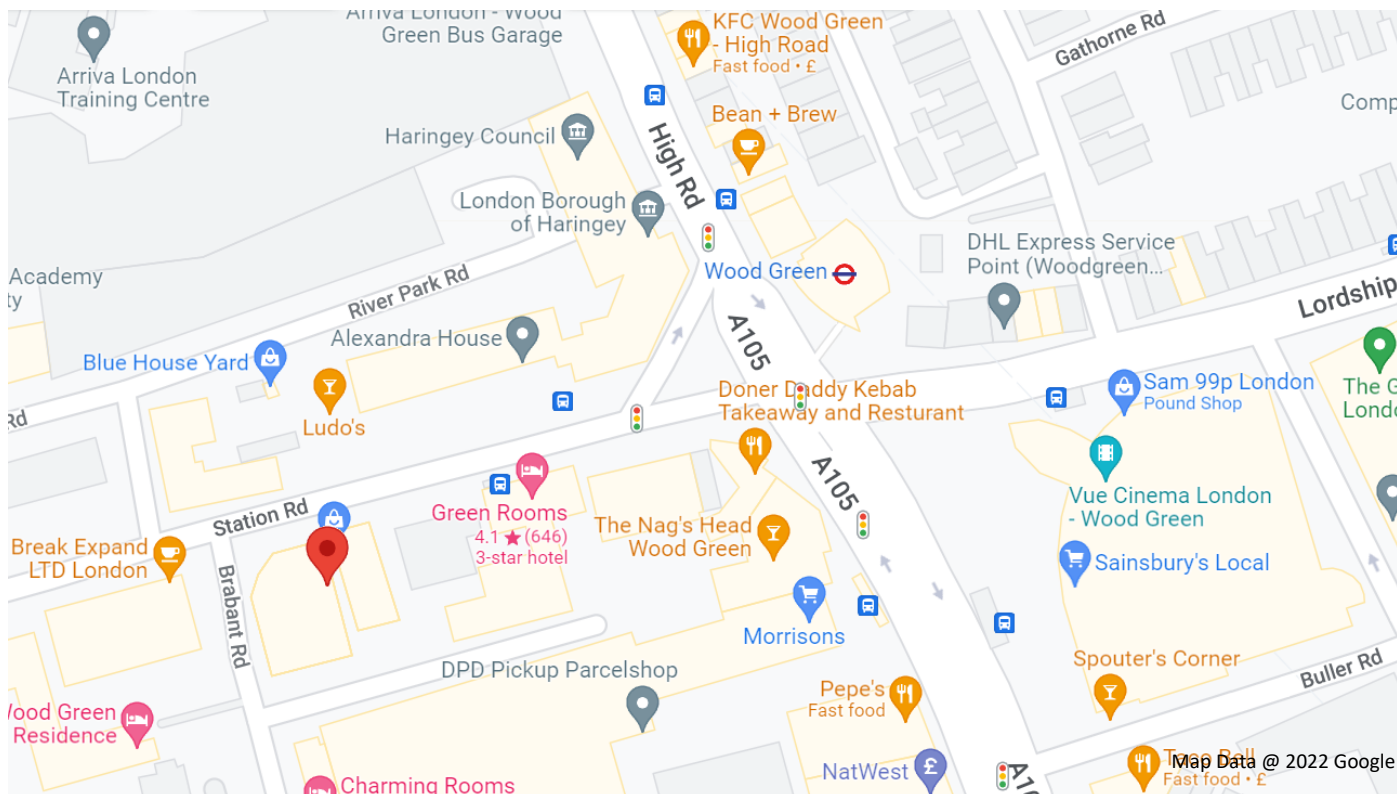
FREEHOLD £1,850,000. Sold as seen with Vacant Possession.

Any fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third party items and items such as beer raising and cellar cooling equipment, branded items, and gaming machines etc. will be excluded. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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