

# ALFRED HERRING

316-322 GREEN LANES · PALMERS GREEN · LONDON · N13 5TT

## LEASEHOLD

PUBLIC HOUSE PROMINENTLY LOCATED IN  
NORTH LONDON SUBURB AVAILABLE FOR  
SALE ON BEHALF OF JD WETHERSPOON





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- **Leasehold**
- **Busy high street location**
- **Prominent roadside position fronting Green Lanes**
- **External beer terrace to the front elevation**
- **Open plan ground floor customer areas**
- **Short distance from Palmers Green Station**
- **Current rent £101,950 per annum**
- **GIA - 600.2 Sq M (6,460 Sq Ft)**
- **[Google Street View Link](#)**

## LOCATION

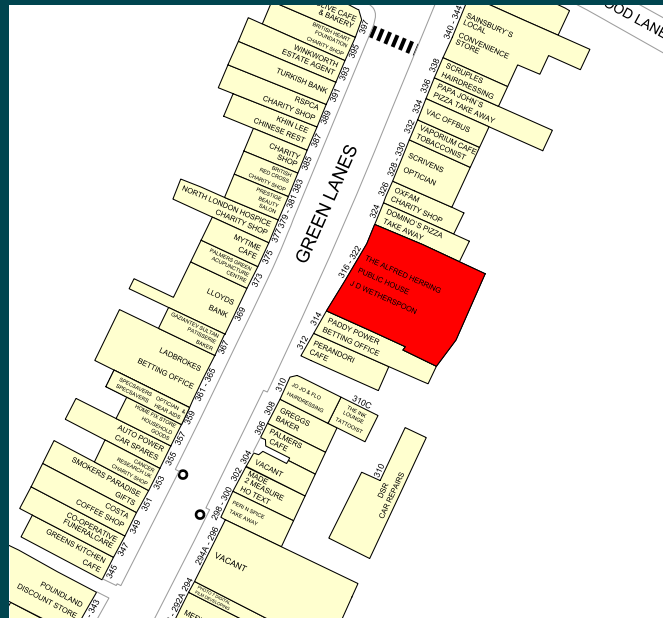
Palmers Green is an attractive suburb in North London which is situated approximately 2.9 miles west of Tottenham, 2.5 miles north of Wood Green and 3.0 miles south of Enfield. The area has good transport connections with Palmers Green station providing regular rail services into central London.

The Alfred Herring occupies a prominent roadside position on the high street with Palmers Green Station 0.2 miles to the south west. The surrounding area is predominantly commercial with nearby occupiers including Lloyds, Costa Coffee, McDonald's and Morrisons.

## DESCRIPTION & ACCOMMODATION

The Alfred Herring comprises the ground floor of a larger two storey building under a flat roof. To the front elevation is an external beer terrace laid out to provide seating for approximately 8 customers.

Ground Floor: Trading accommodation with bar servery to the right and seating on loose tables, chairs and fixed booths. Ancillary accommodation includes a trade kitchen, ground floor beer cellar, manager's office, staff changing room with a staff WC and customer and disabled WC's.



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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	600.2	6,460
<b>Total</b>		<b>600.2</b>	<b>6,460</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Held on a lease expiring 31st July 2040 at a current rent of £101,950 per annum subject to an upwards only review on 1st August 2025. The lease benefits from a tenant break option on 1st August 2030. The most recent annual service charge is £5,000.

## RATEABLE VALUE & EPC

2017 Rateable Value - £77,000

An EPC is in the course of preparation.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Monday to Sunday.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.



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## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

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