



# Fleurets<sup>®</sup>

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## West Green Tavern

68 West Green Road, Tottenham, London  
N15 5NR

**Leasehold**  
**Nil Premium**

- New Free of Tie Lease on Ground floor unit
- Prominent Corner Location
- Open plan bar area
- Short walk to Seven Sisters Tube Station

**SOLE SELLING RIGHTS**  
**REF: LA-620892**

### VIEWING

Strictly by appointment only through Fleurets London office on 020 7280 4700. Please note the Premises has now ceased trading.

### LOCATION

Prominently located on the busy West Green Road and the corner of Beaconsfield Road, surrounded by individual retailers; hairdressers, butchers, greengrocers and off-licences. It is approximately a 400 metre walk east to Seven Sisters Underground Station which is located on the busy A10 which links to the City of London. It is just under a mile walk east to Turnpike Lane Underground Station and 1.5 miles to Finsbury Park and in close proximity to Downhill Park and Lordship Recreation Ground.

### DESCRIPTION

A corner terraced 3 storey property with sprayed concrete frontage and large windows. Brick exposed upper parts with arched detail above large sash windows. There are two entrances to the ground floor; the one in use being located on the Beaconsfield Road and the other fronting West Green Road. The access to the upper parts which are not included in this new lease is on West Green Road and the upper floors will be developed into flats.

## TRADE

No trade warranted or sold.

## ACCOMMODATION

### Ground Floor

The property benefits from a large open plan trade area with bar servery to the right hand side of the site along the black wall with ladies and gentleman's toilets behind. The property is currently not in use.

## TENURE

A new lease for a term of 15-20 years is available. The rent is £60,000 per annum. Terms to be negotiated. It is free of tie for all products. The landlord is a private individual.

## LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday - Thursday - 11:00am - 12:00am

Friday - Saturday - 11:00am - 12:30am

Sunday - 12:00pm - 12:00am

## BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Haringey Council and we are advised that the current Rateable Value is £19,500. The domestic accommodation is within Band B for council tax purposes.

## SERVICES

We are informed that the premises benefit from all mains services.

## PLANNING

Please note this property is not listed however does lie within Clyde Circus Conservation Area.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

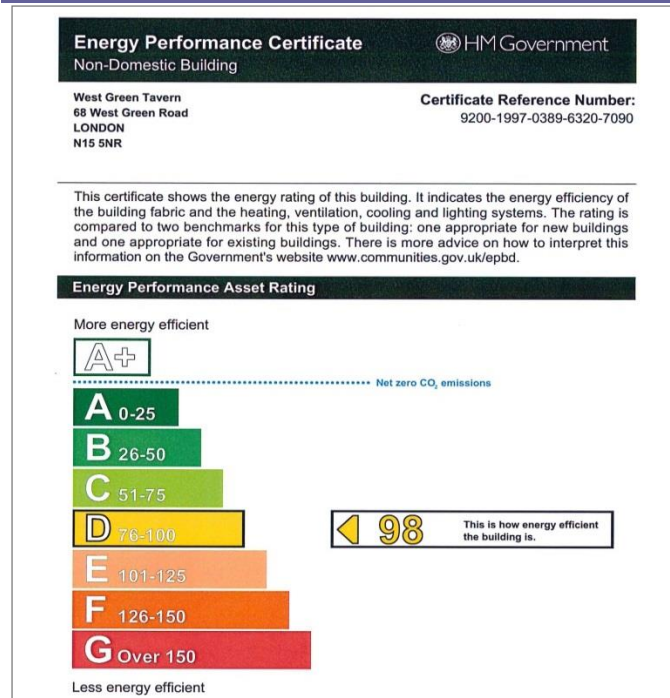
## FINANCE & INSURANCE

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

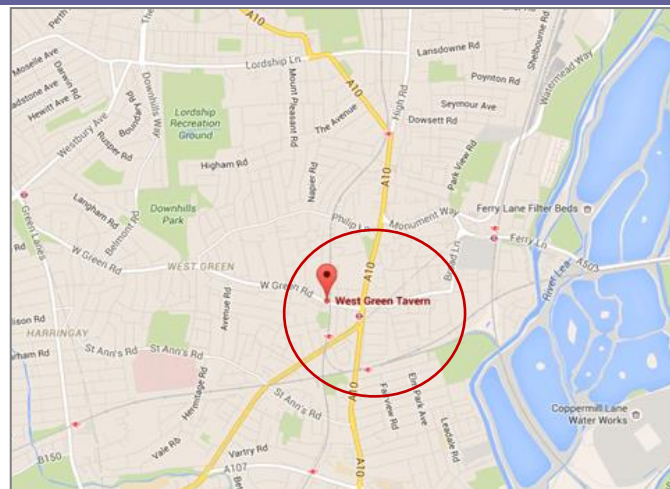
## VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

## EPC



## LOCATION MAP



Map Data @2016Google

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#### FURTHER INFORMATION

For further information please contact: Elysia Wilson-Gunn at our London office on 020 7280 4700 or email [londonagency@fleurets.com](mailto:londonagency@fleurets.com).

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