



The Royal Oak, 250 St John's Way, Upper Holloway, London, N19 3RJ

OF INTEREST TO DEVELOPERS & OWNER OCCUPIERS

GLPG
SOLE AGENT

EXECUTIVE SUMMARY

FREEHOLD BUILDING OFFERED FOR SALE ON AN UNCONDITIONAL BASIS WITH ASSET MANAGEMENT & RE-DEVELOPMENT POTENTIAL

- ▶ **Vacant Public House** in the heart of Upper Holloway with an A4 Use Class
- ▶ **Site Area approx:** 0.09 acres / 3,920 sq. ft. / 364.17 sq. m.
- ▶ Located **0.4 miles** from **Archway Underground Station**
- ▶ **GIA approx.** 337 sq. m. / 3,627 sq. ft.
- ▶ **Substantial re-development potential** including change of use of the existing building, subject to obtaining all necessary consents
- ▶ **No planning history** aside from minor applications
- ▶ The property is **not listed**, is **not an ACV**, is **not within a conservation area** and is **located within the Elthorne Regeneration Area**





DESCRIPTION

The property comprises a vacant public house (The Royal Oak) which is located on the corner of Mulkern Road and St Johns Way, Upper Holloway, Islington.

The chalet style building is split across ground & first-floor and extends to approx. 337 sq. m. / 3,627 sq. ft.

The property is currently unlicensed and offers the potential for a variety of uses including nursery, religious, office, restaurant, residential, dark kitchen and others, subject to obtaining all necessary consents.

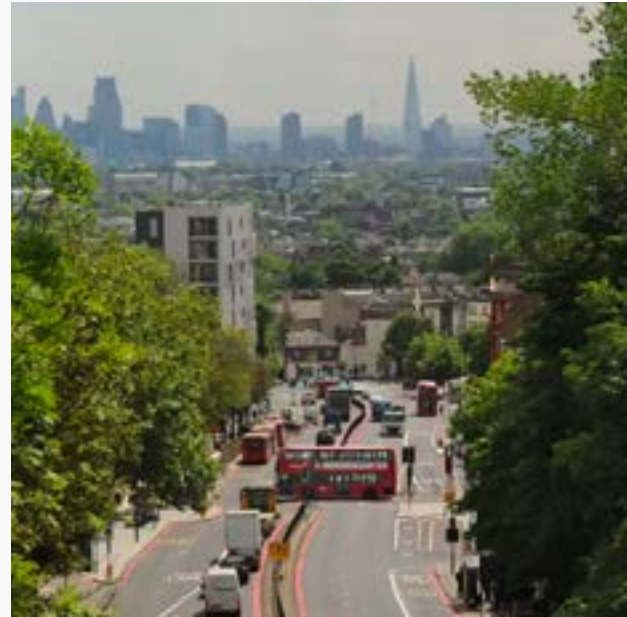
In addition, the site as a whole offers the potential for re-development to provide either a residential or mixed-use scheme, again, subject to all necessary consents.

Offers are invited for the freehold interest in the property, with vacant possession upon legal completion.

LOCATION

The property is located on Mulkern Road, Islington. The property is not located within a conservation area. The property has a PTAL rating of 3/4 and is located within walking distance to four stations.

The property is situated adjacent to tree lined roads, leading up to Elthorne Park.



KEY DISTANCES

- ▶ **Elthorne Park:** 0.1 miles
- ▶ **Archway Station:** 0.4 miles
- ▶ **Upper Holloway Station:** 0.5 miles
- ▶ **Whittington Hospital:** 0.6 miles
- ▶ **Crouch Hill Station:** 0.6 miles
- ▶ **Marks and Spencer (Crouch End):** 0.7 miles
- ▶ **Coolhurst Tennis and Squash Club:** 0.8 miles
- ▶ **Highgate Station:** 1.2 miles





CITY OF LONDON

EMIRATES STADIUM

HOUSES OF PARLIAMENT

WEST END

ST PAULS

LONDON EYE

HOLLOWAY ROAD

UPPER HOLLOWAY STATION

FINSBURY PARK

CROUCH HILL STATION

THE ROYAL OAK

CROUCH END

PLANNING

The property comprises a vacant public house with an A4 drinking establishment use class.

The property is currently unlicensed and offers the potential for a variety of schemes and uses including nursery, religious, office, restaurant, residential and others, subject to obtaining all necessary consents.

In addition, the site as a whole offers the potential for re-development to provide either a residential or mixed-use scheme, again, subject to all necessary consents.

There is no relevant planning history aside from minor applications relating to the public house use.

- ▶ Not Listed
- ▶ Not within a conservation area
- ▶ Not an ACV (Asset of Community Value)
- ▶ Located within the Elthorne Regeneration area
- ▶ Unlicensed Premises

AREA SCHEDULE

FLOOR	NIA SQ. FT.	NIA SQ. M.
Ground & First	3,627	337
TOTAL	3,627	337

OS MAP



METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at **Offers Over £1,350,000**, subject to contract.

VAT

The property is not elected for VAT.

FURTHER INFORMATION

A project data room has been set up and interested parties are able to find further information and associated documents by visiting:

www.glpg.co.uk/properties/theroyaloak

Data Room Access Code: ROYALOAK2022 (case sensitive)

CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG on **020 3640 6420**, team@glpg.co.uk, or a member of our team below:



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DEBT ADVISORY

GLPG's **Debt Advisory Team** advises clients seeking **real estate finance for developments or acquisitions**. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.



For more information, please contact **Nick Swerner** on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.