

Sir Richard Steele

97 Haverstock Hill, London, NW3 4RL



faucet inn

savills





Savills are delighted to bring to the market the Sir Richard Steele, Belsize Park. The property provides a rare opportunity to purchase the freehold interest in an iconic north west London public house.

Public Transport

Chalk Farm (Northern Line)	0.3 miles (0.5 km)
Kentish Town West (Overground)	0.4 miles (0.7 km)
Belsize Park (Northern Line)	0.6 miles (1.0 km)
Swiss Cottage (Jubilee Line)	0.7 miles (1.1 km)

Location

The property is located in the affluent London suburb of Belsize Park, in north west London and in the London Borough of Camden. Belsize Park is located approximately 3.4 miles [5.5 km] north west of Charing Cross.

The property occupies a prominent position on Haverstock Hill [A502]. Haverstock Hill leads north to Hampstead, Golders Green and the North Circular Road [A406] or south to Chalk Farm, Camden Town then both London Euston rail station and London King's Cross St Pancras.

Local Attractions

Nearby attractions and leisure destinations include the Royal Free Hospital, Primrose Hill, Regents Park, Hampstead Heath, London Zoo, The Stables Market, Roundhouse and Camden Lock.

Description

The property comprises of an imposing corner plot public house of brick construction with parapet wall beneath a pitched roof. The property is arranged over basement, ground, first and second floors.

The ground floor provides a central bar servery with large trading area and covers for approximately 50. Towards the rear there are male and female WC's, trade kitchen and a snug room. There are two independent access points to the upper floors.

The first floor comprises of a function room with bar servery, WC, manager's office and large store room.

The second floor comprises of a three bedroom manager's flat with bathroom, kitchen and living room.

Externally there is a paved trade garden to the side with seating for approximately 40.

The property has a site area of 0.097 acres [0.039 hectares].





Schedule of Accommodation

Floor	Square Metres	Square Feet
Basement	165	1,776
Ground Floor	202	2,174
First Floor	160	1,722
Second Floor	160	1,722
Total	687	7,394

Rating

The subject property is listed in the 2010 Rating List with a Rateable Value of £100,000. The National Multiplier for England and Wales for 2014/15 is £0.482.

Planning

The site is located in the London Borough of Camden and falls within the boundary of the Eton Conversation Area. The property is not listed.

An application for the conversion of the upper parts to four residential [Class C3] flats [2x1 bed and 2x2 bed] or ten hotel rooms [Class C1] has been submitted. Further information, including floor plans are available upon request.

Energy Performance

The property has an Energy Performance Rating of "G".

Licences

The premises have the benefit of a Premises Licence, in accordance with the Licensing Act 2003. We understand the pub is licensed to trade under the following hours:-

Monday – Saturday 11:00 – 00:00
 Sunday 12:00 – 00:00

Fixtures and Fittings

We are advised that the fixtures and fittings are wholly owned.

Tenure

The property is available by way of the following disposal options:

- Freehold sale;
- Sale of the ground and basement floors on a new 125 year long leasehold basis;
- Short lease for the ground and basement floors. Terms to be agreed.

Opportunity

The opportunity exists to acquire the freehold or leasehold interests of the ground and basement floors of an iconic public house in Belsize Park.

Price

Unconditional offers are invited in excess of £5,000,000.

Savills Private Finance

Funding for this transaction can be arranged by SPF Private Clients. Please contact Ian Leader on +44 (0) 207 409 9992 or ileader@spf.co.uk.

Viewing

A formal viewing is available strictly by appointment with Savills.

Under no circumstances should any approach be made to staff members or customers. Any approach will jeopardise the respectability of any offer received from that party.

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Contact

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Designed and Produced by Savills Marketing: 020 7499 8644 | August 2014