



## The Elephants Head

224 Camden High Street, London NW1 8QR

Tenure - **Leasehold**

Guide Price - **£600,000**

**Fleurets**  
Leisure Property Specialists

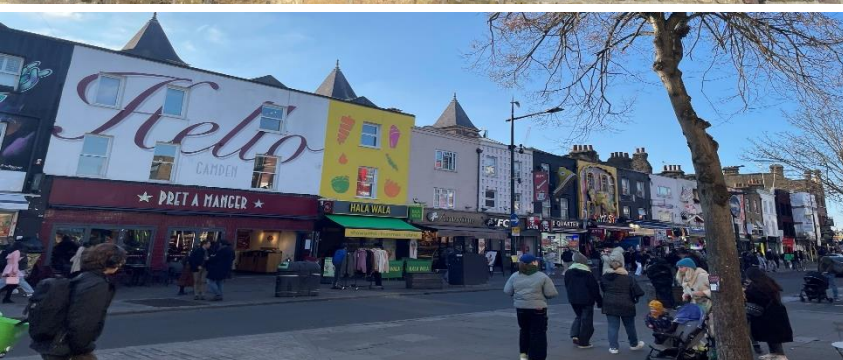




## Summary

- Iconic renowned pub
- Located on Camden High Street
- In an area of high footfall
- Extremely busy wet led public house
- Potential for roof terrace (subject to consent)
- 4 bedroom manager's flat







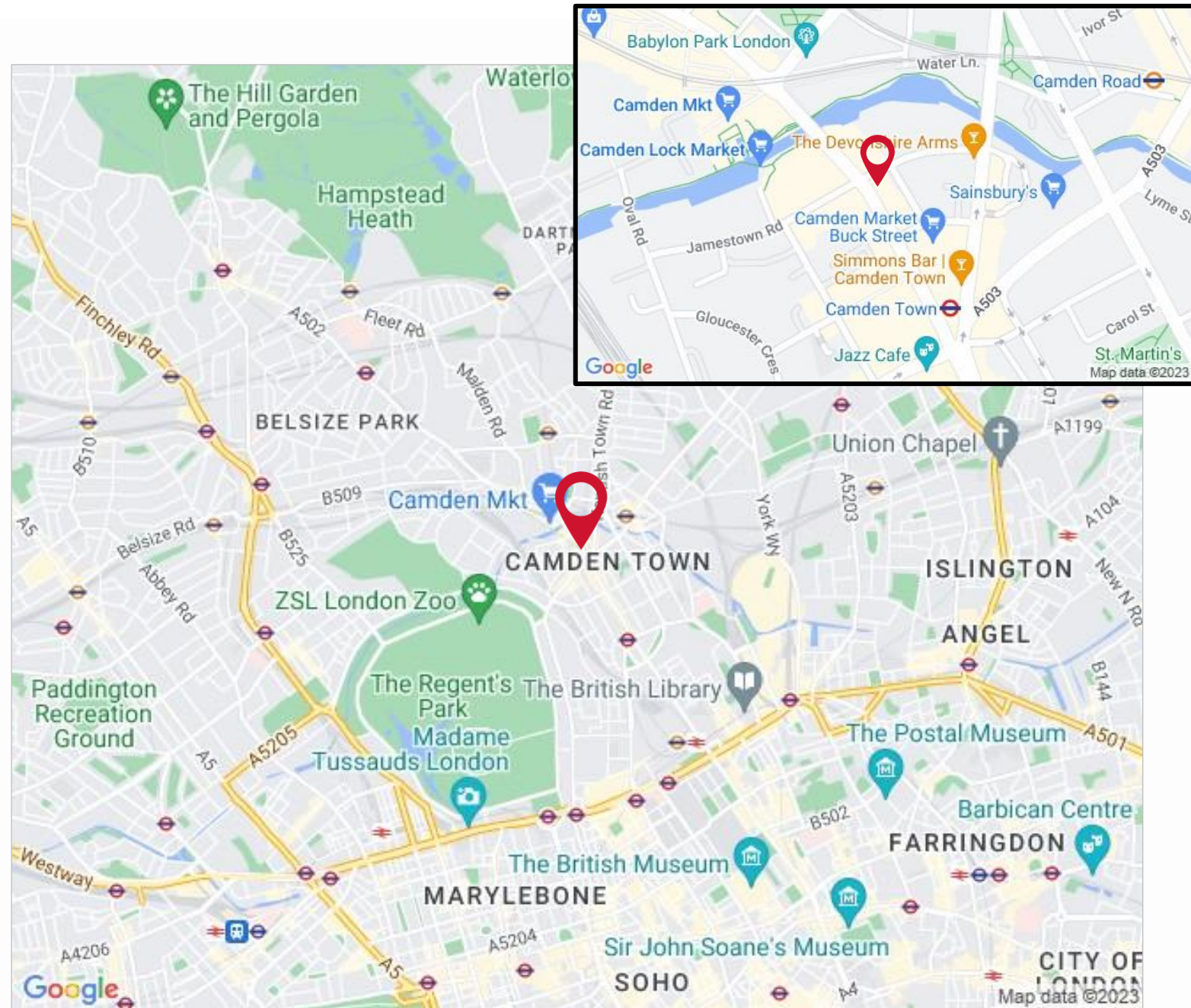
## Location

Camden Town is widely believed to be one of the most vibrant neighbourhoods in London, best known for shopping and entertainment. It is arty, creative, and buzzing with live music and famous markets. The Camden markets are London's fourth most visited tourist location within the Capital attracting over 27 million visitors annually.

The Elephants Head is located in the heart of Camden, in an area of extremely high footfall. The property is on the corner of Camden High Street and Hawley Crescent, circa 50m from Camden Lock and on the main pedestrian thoroughfare from Camden Town Underground Station (Northern Line) up to Camden Market, Hawley Wharf and Camden Lock.

## Description

A character three storey brick built corner property with a two storey and single storey extension to rear. Exposed brick upper parts under parapet style roof. Traditional glazed tiling to ground floor frontage and return, prominent pub signage and canopy above. Demised external space to front allowing 2 tables with 6 chairs.



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## Accommodation

A single room bar with extensive bar servery to side. Presented in a traditional style with feature tile floor, polished timber panelling to dado level, painted walls with iconic pub paraphernalia to walls.

Ladies and gents W/C's to rear.

Access to the trade space from both Camden High Street and Hawley Crescent.

Separate access to the upper parts from the rear of the property.

### First Floor

Trade kitchen with access to the flat roof at rear. Bathroom, bedroom and lounge.

### Second Floor

Three bedrooms

### Basement

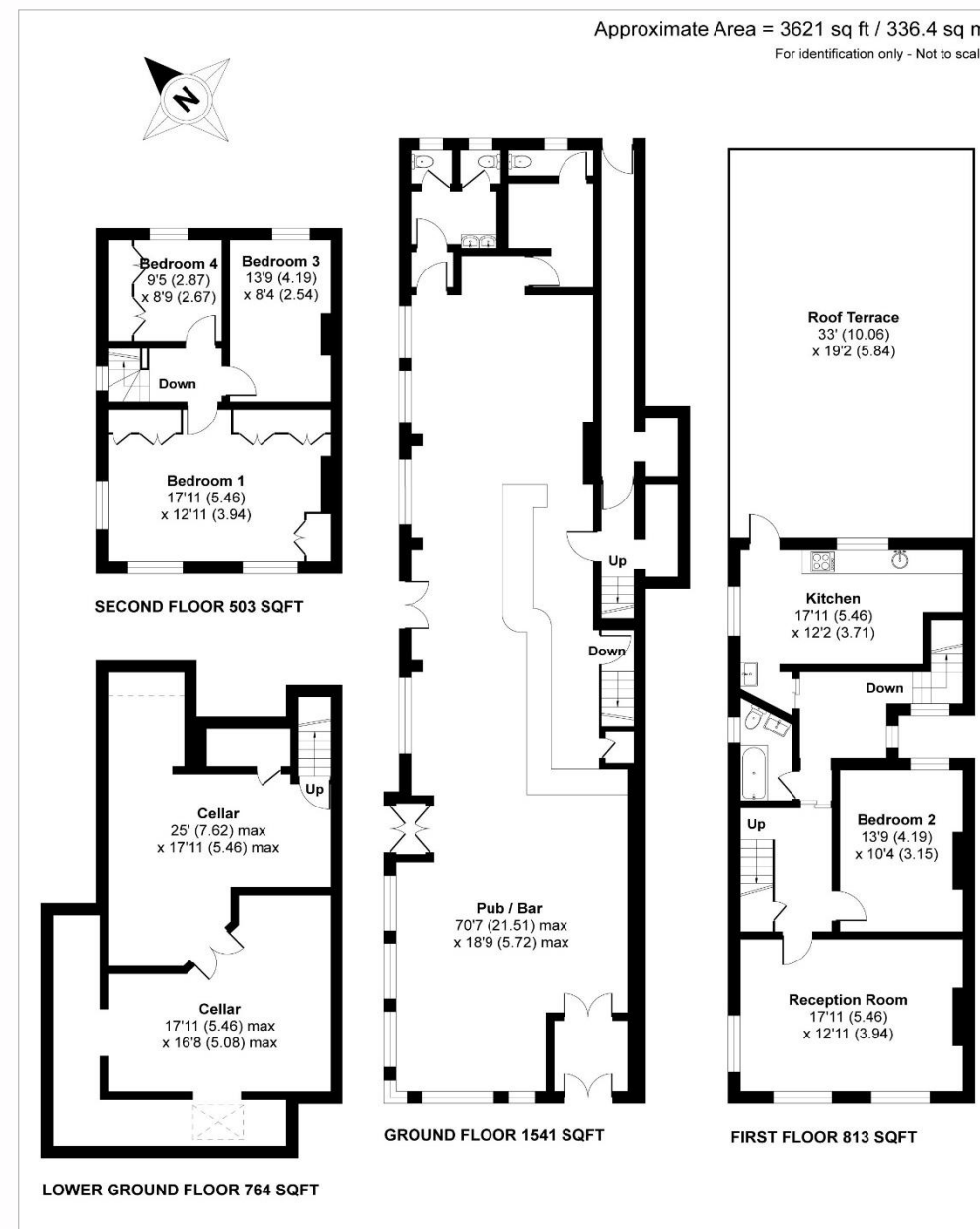
Beer store space

## Trade

The Elephants Head is an iconic and famously busy Camden pub, serving tourists and locals alike. The existing operator has run the pub for circa 42 years and is seeking retirement after many enjoyable years.

The pub does not currently have a food offer which we believe provides a significant business opportunity to add to and enhance an already successful wet led offer.

Trading accounts are available upon request.



This plan has been provided for indicative purposes only.









## Tenure

Leasehold. The lease expires in June 2026 with a five year reversionary lease agreed which expires in June 2031. The passing rent is £130,000 per annum with the next rent review due in June 2027. The lease is tied for all beer and cider products.

## Business Rates

The property is in an area administered by the London Borough of Camden. The property is described in the VOA website as 'Public House and Premises' and shows a Rateable Value of £184,000 (with effect from 1st April 2023).

## Planning

The property is not grade listed nor situated within a conservation area. However the property is Locally Listed.

## Premises Licence

A premises licence prevails, the main licensable activities being:

- Opening hours  
Monday to Sunday: 08.30 am to 02.30 am
- Supply by retail of alcohol:  
Monday to Sunday: 9.00 am to 02.00 am

## Services

We understand the premises are connected to all mains services.

## EPC

EPC- B.

## 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.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## 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.

## Further Information & Viewing

For further information and to arrange a viewing, please contact Andy Frisby at Fleurets London office – 07471 953231. A discreet customer inspection is recommended in the first instance.








For further information please log onto **fleurets.com** or give Andy a call.

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