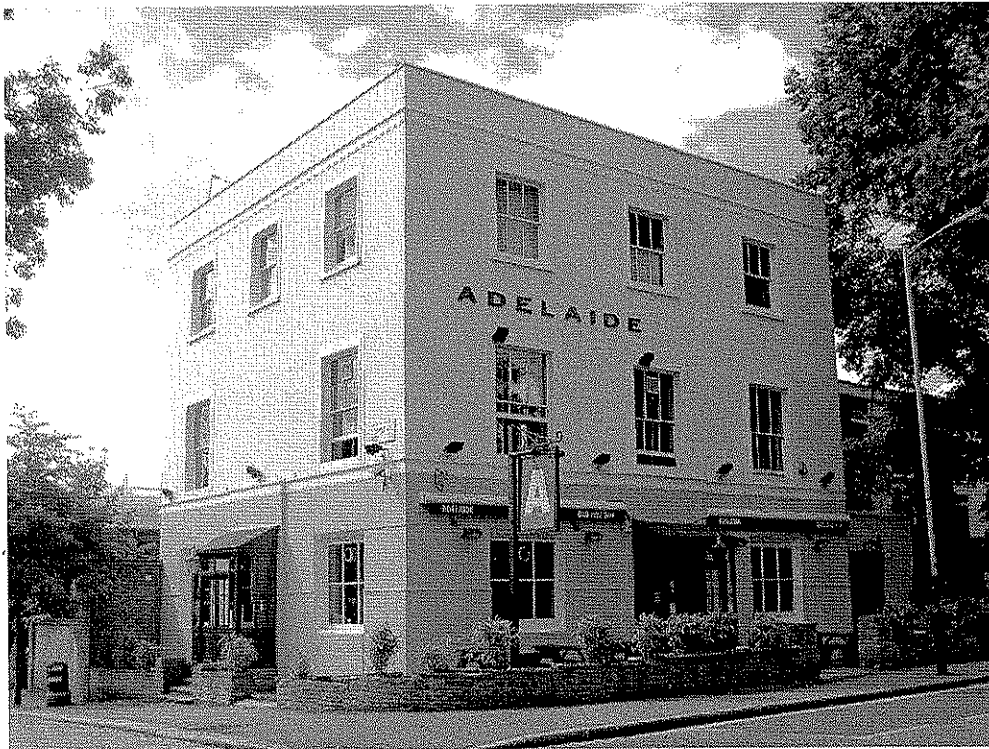


DAVIS
COFFER
LYONS

52 Portland Place
London W1B 1NH
T 0207 299 0700
F 0207 299 0710
daviscofferlyons.co.uk

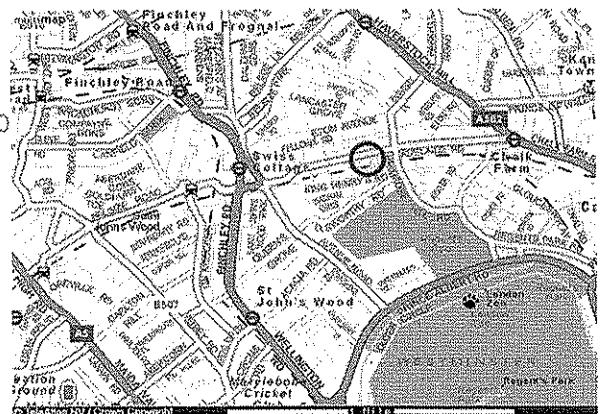
**SUBSTANTIAL PUBLIC HOUSE WITH FUNCTION
ROOMS & BEER GARDEN - L/H OIRO £100,000
PRIMROSE HILL/BELSIZE PARK, LONDON**



THE ADELAIDE, 143 ADELAIDE ROAD, LONDON, NW3 3NL

Main Points

- * Located between affluent Belsize Park & Primrose Hill
- * Ground floor bar (70), conservatory (28), function rooms (150)
- * Over 3,000sqft trading space throughout
- * Beer garden to front & rear (150)
- * Gross annual turnover c.£400,000
- * Potential to develop food sales
- * Established function, music and comedy venue
- * 5-bedroom accommodation



Location

COFFER GROUP

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.

DAVIS COFFER LYONS

52 Portland Place
London W1B 1NH
T 0207 299 0700
F 0207 299 0710
daviscofferlyons.co.uk

Situated on the corner of Elsworthy Road approximately 250 west of the junction with Primrose Hill Road and 800 metres from the underground stations of Chalk Farm, Swiss Cottage and Belsize Park. Located within a short distance of trendy Primrose Hill and the diverse hub of Camden. The immediate area is predominantly mixed residential with the desirable areas of Belsize Park to the north. The area is administered by the London Borough of Camden.

The Property

A substantial detached brick built property with rendered and painted elevations being predominantly three storeys with two and one storey extensions to the side and rear. External space extends to the front, rear and side.

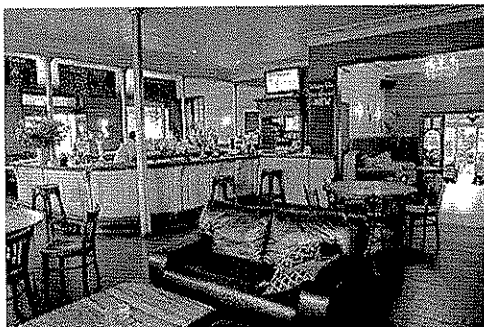
Description

Ground floor: Large open plan trading area with prominent central bar servery, trade kitchen to rear with open pass to bar and ladies & gents WCs. To the rear-side is a conservatory area leading to the paved rear garden. To the front is a beer terrace facing Adelaide Road. Ground floor has two separate street entrances to bar and third to function rooms.

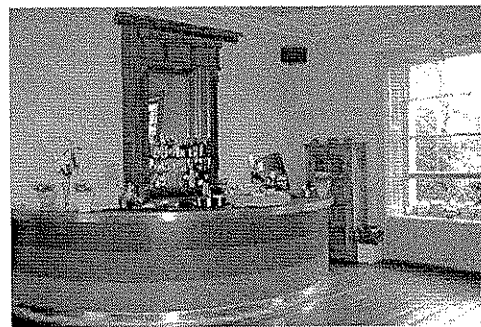
First floor: Includes two adjoining function rooms linked by double-door access with single bar servery. Ladies & gents WCs and office. Second floor: Five-bedroom accommodation, reception, kitchen, two-bathrooms and WC.

Basement: Extensive storage space with cold room. The following measurements are approximate Gross Internal Trading Areas:

Ground Floor	1,668 sq ft / 155 sq m
First floor	1,410sq ft / 131 sq m
Total	3,078 sq ft / 286 sq m



Ground floor bar



Function room (one of two)



Conservatory



Garden (rear)

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.

The Business

The Adelaide has a reputation as a friendly local pub and also a popular destination venue with regular comedy nights, Friday DJ's, live music and quiz nights, often split between the impressive function rooms and the main bar. An increasingly popular food menu and relaxed atmosphere with substantial beer garden drives regular neighbourhood trade. Our client believes there is scope to develop many different areas of business given the flexible indoor and outside space. The large beer garden, which is reputedly the largest in the area, has great potential.

Trading Information

We are advised that the gross annual turnover is approximately £400,000 (broken down to £300,000 wet [75%], £80,000 dry [20%] and £20,000 function room [5%]).

Trading Hours

The premises licence permits the following hours for the sale of alcohol:

Monday - Saturday 10.00 to 00.00
Sunday 12.00 to 23.30

Fixtures & Fittings

All fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation)

Tenure

Leasehold. The premises are held by virtue of a 15 year Punch Taverns FRI lease from 13th January 1998. The rent has just been reviewed to £55,000 (August '08). The lease is protected by the Landlord & Tenant Act, therefore eligible for renewal on expiry. The landlord has expressed a willingness to negotiate a new lease term with an incoming operator, subject to covenant (note that terms may vary from original). The current lease is tied to draft and bottled beers only. The 2005 Rateable Value is £28,400 (payable around £13,120).

Price

Premium offers are sought in the region of £100,000.

Planning

We understand the premises benefits from Class A4 Use.

Legal Costs, VAT, Possession, Confidentiality

Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

Viewing

Through sole agents:

Davis Coffey Lyons

Contact: Chris Bickle

Direct Tel: 020 7299 0706

E-mail: cbickle@daviscofferlyons.co.uk