

THE BIG CHILL

KINGS CROSS, 257-259 PENTONVILLE ROAD, LONDON, N1 9NL

A RARE OPPORTUNITY TO ACQUIRE A LANDMARK PUBLIC HOUSE IN THE HEART OF KING'S CROSS
AVAILABLE FREEHOLD OR ON A NEW LEASE



Architectural details of the upper floors, including four pairs of fluted columns supporting decorative arches. The facade is light-colored with some weathering and peeling paint. The windows are arranged in a regular grid pattern.

Big Chill • CHICKEN SOUS
NEXT LEVEL
FRIED CHICKEN
HARRIS FOOD

WING
McDonald's
Roof Terrace • Private Hire • Cocktails

Big Chill
Big Chill
BAR
CHICKEN SOUS

Big Chill
Beers • Next Level Fried Chicken • Burgers

Big Chill
DJs • Live Music • Open Till Late
LARGE
LIVE MUSIC

Big Chill

OPEN LATE

20

CHICKEN SOUS
@CHICKENSOUS

KEY HIGHLIGHTS

A rare opportunity to acquire a landmark freehold public house and late-night venue in the heart of King's Cross, one of London's most dynamic and fast-growing leisure destinations

- ❑ Freehold multi-level public house, late-night venue and events destination
- ❑ Prominent high street position on Pentonville Road, King's Cross, situated moments from King's Cross St Pancras Station and the surrounding amenities
- ❑ Substantial public house arranged over basement, ground, first and second floor levels extending to 916.05 sq m / 9,860 sq ft
- ❑ Ground floor trading area with mezzanine and rear dance floor operating Friday and Saturday until 3am
- ❑ Basement bar space with capacity for approximately 50 seated covers, available for private hire
- ❑ First floor function rooms and private hire bar with capacity for up to 100 seated covers
- ❑ External roof terrace providing approximately 85 seated covers, fitted with external heaters
- ❑ Site area of 0.098 acres (0.04 ha)

Substantial offers are invited for the benefit of the freehold interest or alternatively our client is prepared to consider an offer for the benefit of a new lease on terms to be agreed.



THE BIG CHILL KINGS CROSS

LOCATION

Located on Pentonville Road in King's Cross, The Big Chill occupies a prominent position in one of Central London's most vibrant and rapidly evolving leisure and commercial districts. The surrounding area benefits from exceptional footfall generated by the nearby stations, a diverse mix of restaurants, bars, hotels and cultural venues, and the continued growth of the wider King's Cross estate, which has attracted significant residential, commercial and hospitality investment in recent years.

King's Cross St Pancras Station is located within a short walk, providing connectivity through the Elizabeth line, Victoria line, Northern line, Piccadilly line, Circle line, Hammersmith & City line, Metropolitan line and National Rail services, offering direct access to the City, West End, Heathrow Airport, Gatwick Airport and the wider national rail network. The immediate locality features a broad mix of national operators and independent occupiers across retail, food and beverage and entertainment, contributing to the strong trading environment surrounding the property.



DESCRIPTION

The Big Chill occupies a highly prominent high street position on Pentonville Road, King's Cross, and is arranged over basement, ground, first and second floor levels. The building is of traditional painted stone construction with an ornate Victorian façade and decorative arched entrance bays, beneath a multi-pitched roof.

The property benefits from a substantial external roof terrace, together with a basement club and multiple private hire and function spaces across the upper floors, making it a versatile venue suited to a wide range of trading formats and events.

ACCOMMODATION

GROUND FLOOR

The ground floor provides a main trading area together with a rear section, collectively accommodating approximately 106 seated covers, and incorporates a bar servery with a mix of loose seating and tables. Ancillary areas include a cloakroom, a disabled WC, male and female WCs, a photo booth and a rear dance floor. A mezzanine level provides a total of approximately 50 seated covers.

BASEMENT

The basement provides an office, store room, bar and dedicated beer delivery entrance. The space accommodates a basement bar and private hire facility with capacity for approximately 50 people.





FIRST FLOOR

The first floor comprises a private hire function room with a bar, together with a kitchen located on this level. The space provides capacity for approximately 100 seated covers, includes male and female WC facilities, and benefits from access to an outside terrace area.

EXTERNAL

An external roof terrace provides trading space for approximately 85 seated covers, fitted with external heaters.

SECOND FLOOR

The second floor provides office accommodation arranged across two offices, together with a kitchen and two WC facilities.



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APPROXIMATE FLOOR AREAS

The property has the following approximate Gross Internal Areas:

Level	Use	Sq M	Sq Ft
Basement	Ancillary	266.03	2,863
Ground	Trading & Ancillary	308.12	3,316
Mezzanine	Trading	45.86	494
First	Trading & Ancillary	155.56	1,675
Second	Office	140.48	1,512
Total		916.05	9,860

FLOOR PLANS

Floor plans available upon request



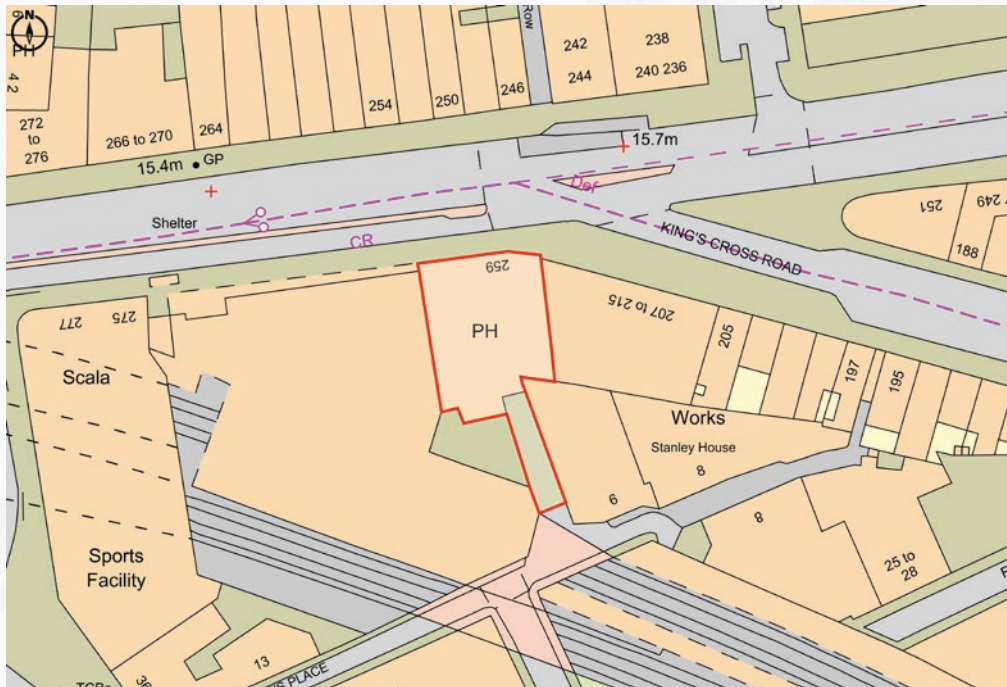
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TENURE

The property is held freehold (Title Number NGL543568 and NGL232520).

PLANNING

Our initial enquiries with the local authority indicate that the property is a Grade II listed building (ref: 1113257) and falls within the King's Cross St Pancras Conservation Area.



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FURTHER INFORMATION

VAT

VAT may be applicable at the appropriate rate.

ENERGY PERFORMANCE CERTIFICATE

To be reassessed but the most recent rating was E-102

RATEABLE VALUE

2026 – £217,000

LICENSING

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

Licensable Hours:

Monday to Thursday – 09:00-02:00

Friday & Saturday – 09:00-04:00

Sunday – 09:00-00:00

TERMS

Our client is willing to consider rental offers for the benefit of a new lease on market terms or offers for the benefit of the freehold interest.

MONEY LAUNDERING

Money Laundering Regulations require the selling agents to conduct mandatory checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



VIEWING AND CONTACTS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational staff.

For further information and all viewing requests please contact the joint selling agents Savills and Etch.

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