

Yeovil

Bar 45 (aka Harry's Bar), 4-5 Stars Lane Somerset BA20 1NR

ON THE INSTRUCTIONS OF
TREVOR O'SULLIVAN & NICK WOOD,
JOINT ADMINISTRATORS OF
PUBS 'N' BARS PLC

- **Freehold Public House Investment**
- With 3 self-contained flats
- Entire to be offered with Vacant Possession

SIX WEEK COMPLETION AVAILABLE

Tenure

Freehold.

Location

Yeovil is an attractive market town, serving a population of 40,000, located 20 miles north of Dorchester, 40 miles south of Bristol. The town benefits from good communications being a short distance south of A303, one of the main trunk routes linking to the M3 to the north-east, and to Taunton and the M5 to the west. The property is situated in the town centre, close to the junctions with South Street and Middle Street.

Vacant Possession

Occupiers close by include Club Neo, Ladbrokes and a number of bars and restaurants.

Description

The property is arranged on basement, ground, first and attic floors to provide a ground floor bar having dancefloor and public areas. There is a basement cellarage and WCs. The first floor and attic have been subdivided to form 3 self-contained flats, having access from the rear.

The property provides the following accommodation and dimensions:

| | | |
|--------------------|----------|---------------|
| Gross Frontage | 17.05 m | (55' 11") |
| Built Depth | 17.30 m | (56' 9") |
| Basement (GIA) | 72 sq m | (775 sq ft) |
| Ground Floor (GIA) | 241 sq m | (2,594 sq ft) |
| First Floor (GIA) | 135 sq m | (1,453 sq ft) |
| Second Floor (GIA) | 43 sq m | (463 sq ft) |

Note

Care should be exercised when inspecting the building, as the upper floors are in poor condition.

Joint Auctioneer

S Chaplin Esq, Christie & Co.

Tel: 0207 227 0700.

E-mail: simon.chaplin@christie.com

Seller's Solicitor

Mrs C Obertelli, Kennedys.

Tel: 0207 667 9478.

E-mail: c.obertelli@kennedys-law.com



Tenancy

The entire property is to be offered with VACANT POSSESSION.

The property has a licensed capacity of 160 and has the benefit of a Premises Licence.

VAT

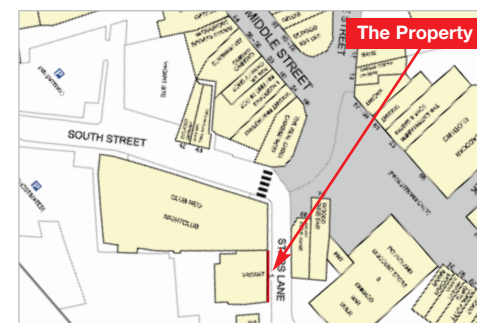
VAT is applicable to this lot.

Documents

The legal pack will be available from the website
www.allsop.co.uk

Energy Performance Certificate

EPC Rating 103 Band E (Copy available on website).



London SE18

83 Brookhill Road Woolwich SE18 6TT

ON THE INSTRUCTIONS OF JOINT
ADMINISTRATORS

- **Virtual Freehold Commercial Investment**
- Located in a densely populated area
- Asset management opportunity
- Reversion 2017 (1)

Tenure

Virtual Freehold. Held for a term of 999 years from and including 29th July 2005 (thus having some 990 years unexpired) at a rent payable of £1 pa without review plus an insurance rent and service charge.

Location

The London Borough of Greenwich has a population in excess of 210,000 and was formed from the amalgamation of the Metropolitan Borough of Greenwich and Woolwich. Woolwich is a major commercial and retail centre located on the south bank of the River Thames, 8 miles east of Central London, and is served by the A206 which links up with the A102 at the Blackwall Tunnel

Current Rent Reserved £9,600 pa (1)

and gives easy access to the A205 (South Circular Road) whilst the A2 and A20 provide access to the M2, M20 and M25 motorways. The property is situated in a residential area to the south of Woolwich town centre, 1/2 a mile from Woolwich Arsenal Rail & DLR Station. The site is close to a Tesco development and the 'Woolwich Central' residential scheme comprising 159 new private dwellings.

Description

The property is arranged on basement and ground floor only to provide a commercial unit with the benefit of A3 use, which forms part of a larger building not included in the sale.

The property provides the following accommodation and approximate dimensions:

| | | |
|--------------|------------|---------------|
| Basement | 74.2 sq m | (800 sq ft) |
| Ground Floor | 49.3 sq m | (530 sq ft) |
| Total (NIA) | 123.5 sq m | (1,330 sq ft) |

Floor Areas provided by Joint Auctioneer.

Joint Auctioneer

A Smith Esq, Turner Morum LLP.

Tel: 0207 688 3413. Email: as@tmllp.co.uk

Seller's Solicitor

Michael Norris, Pinsent Masons LLP.

Tel: 0121 335 2913.

E-mail: michael.norris@pinsentmasons.com



Tenancy

The property is at present let to NEW LOOK BEAUTY SALON LTD for a term of 5 years from and including 10th September 2012 at a current rent of £9,600 per annum. The lease is contracted out of sections 24-28 of the Landlord & Tenant Act 1954. The tenant is not currently trading from the property (1).

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website
www.allsop.co.uk

Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

