



### Tenure

Freehold.

### Location

Hayes forms part of the London Borough of Hillingdon and is located some 12 miles west of central London and just 2 miles north of Heathrow Airport. The M4 Motorway (Junction 3) is within 2 miles of the property via the nearby A312 Parkway. The property is situated on the north side of Uxbridge Road at its junction with Newport Road, forming part of a local parade in a densely populated suburb. Occupiers close by include Boots, WH Smith Local, Betfred, Iceland and a variety of local traders.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor public house with ancillary accommodation above and a cellar in the basement. The upper floors provide two self-contained maisonettes each providing 4 rooms, kitchen and bathroom/WC.

The property provides the following accommodation and dimensions:

Cellar	34.37 sq m	(370 sq ft)
Ground Floor	138.79 sq m	(1,494 sq ft)
First and Second Floors – 2 Maisonettes		

### Tenancy

The entire property is at present let to RED SUN BARS LTD, with privity from JD Wetherspoon plc for a term of 40 years from 26th May 1992 at a current rent of £47,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

### Tenant Information

Website Address: [www.jdwetherspoon.com](http://www.jdwetherspoon.com)

For the year ended 26th July 2015, JD Wetherspoon plc reported a turnover of £1,513,923,000, a pre-tax profit of £58,732,000, shareholders' funds of £222,893,000 and a net worth of £192,896,000. (Source: Experian 15.09.16.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

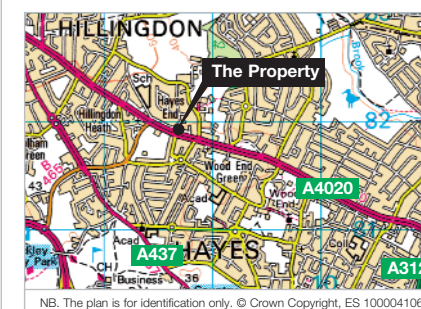
For EPC Rating see website.

**Hayes**  
**1250-1256 Uxbridge Road**  
**Middlesex**  
**UB4 8UF**

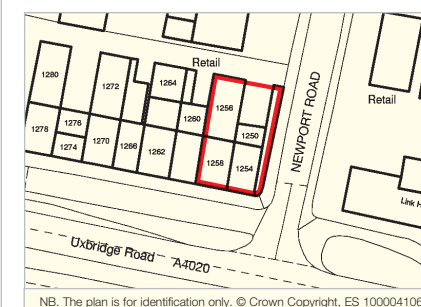
- **Freehold Leisure Investment**
- Densely populated suburb
- Let to Red Sun Bars Ltd (with privity from JD Wetherspoon plc)
- Comprises pub with two flats above
- Lease expiry 2032
- Rent Review 2017
- No VAT applicable
- Current Rent Reserved

**£47,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



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