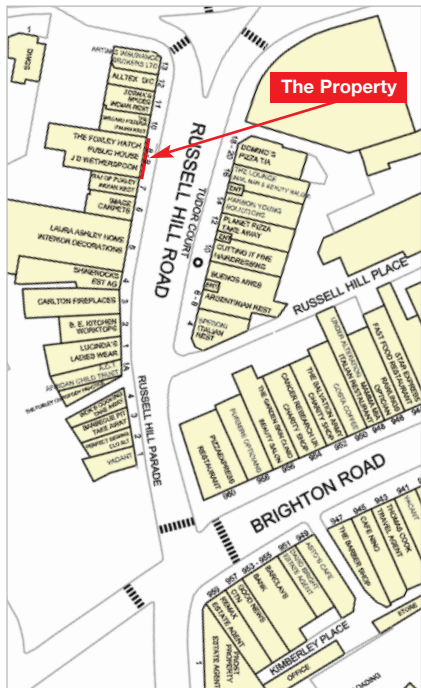


Purley The Foxley Hatch 8-9 Russell Hill Parade Russell Hill Road Surrey CR8 2LE

- Freehold Public House and Residential Ground Rent Investment
- Pub let to JD Wetherspoon plc until 2033 (no breaks)
- Located in Purley centre close to rail station
- No VAT applicable
- Situated on A23
- Total Current Rents Reserved

£40,700 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Purley is a prosperous, residential area situated at the junction of the A22 and A23 south coast roads, some 2 miles south of Croydon and 12 miles south from Central London.

The property is situated in the centre of Purley on the west side of Russell Hill Parade (A23) close to the junction with Purley Way. Occupiers close by include Domino's, Laura Ashley and a number of other local traders and takeaway shops. In addition, there is a Tesco Supermarket nearby on Brighton Road.

Description

The property is arranged on ground and two upper floors to provide a public house on the ground floor with first floor ancillary accommodation. The second floor provides a flat that has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Public House	(JD Wetherspoon plc (1))	Gross Frontage 11.05 m (36' 4") Net Frontage 10.45 m (34' 3") Ground Floor 222 sq m (2,390 sq ft) First Floor 157 sq m (1,690 sq ft) Total 379 sq m (4,080 sq ft)	40 years from 31.03.1993 Rent review every 5th year FR & I	£40,700 p.a.	Rent Review 2018
Second Floor	Individual	Second Floor Flat – Not Inspected	164 years from February 2014	Peppercorn	Reversion 2178
(1) Website Address: www.jdwetherspoon.co.uk . For the year ended 28th July 2013, JD Wetherspoon plc reported a turnover of £1.28bn, a pre-tax profit of £57.143m and a net worth of £194.749m. (Source: Experian Riskdisk 25.02.2014) NB. Floor Areas are gross internal.					
				Total £40,700 p.a.	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor | Douglas Esq, Cook Partners. Tel: 0208 655 4466 e-mail: ian.douglas@cook-partners.co.uk