



### Tenure

Long Leasehold. Held on a long lease for a term of 950 years from 28th June 2007 (thus having some 943 years unexpired) at a fixed rent of a peppercorn.

### Location

The market town of Bridgwater has a population of 34,000 and is located 9 miles north-east of Taunton and 40 miles south of Bristol. The town benefits from its proximity to the M5 motorway, which is located immediately to the east of the town (Junctions 23 and 24). The property is situated in the dockside area which is just to the north of the town centre and was substantially redeveloped in the early 1980s to form a marina on the Bridgwater & Taunton Canal. The property is at the junction of Anson Way and Russell Place and overlooks the marina.

### Description

The property is arranged on ground floor only to provide an attractive and atmospheric pub/restaurant which benefits from external seating for approximately 100 people overlooking the marina. There is also car parking for some 46 vehicles. There is potential for residential development in the car park subject to the necessary consents.

The property provides the following accommodation and dimensions:

**Ground Floor Bar, Servery,  
Kitchen & WC** **591.6 sq m (6,368 sq ft)**

### Tenancy

The entire property is at present let to ADMIRALS LANDING LIMITED, with personal guarantees from the two directors, for a term of 10 years from 31st March 2014 at a current rent of £50,000 per annum. The lease provides for annual reviews linked to RPI and an open market rent review in the fifth year of the term and contains effectively full repairing and insuring covenants. There is a 6 months' rent deposit. One car parking space has been let for a term of 950 years (less 7 days) from 28th June 2007 at a peppercorn rent. The lease contains a provision for the relocation of the car parking space.

### Tenant Information

Website Address: [www.admiralslanding.co.uk](http://www.admiralslanding.co.uk)

The tenant previously ran the pub as manager and has been here since October 2012.

### VAT

VAT is 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

EPC Rating 67 Band C (Copy available on website).

## Bridgwater Admirals Landing Admirals Court The Docks Somerset TA6 3EX

- **Virtual Freehold Public House Investment**
- Attractive dockside location with outside seating
- Car park with 40 car spaces
- Forms part of a larger predominantly residential Listed building
- Let on a new 10 year lease without breaks
- Annual RPI increases
- Open Market Rent Review 2019
- Current Rent Reserved

**£50,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

