

London SW6

Harwood Arms

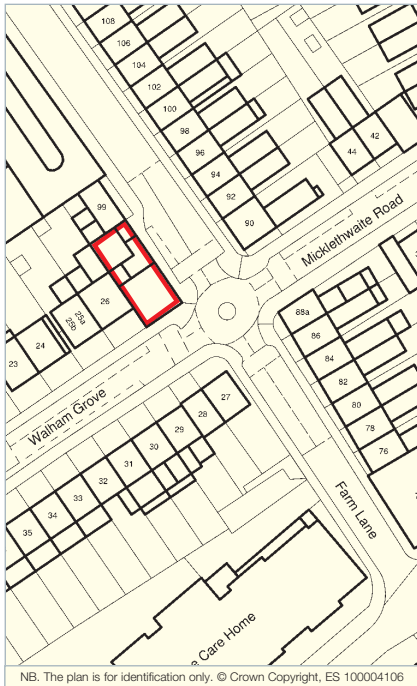
27 Walham Grove

Fulham

SW6 1QR

- **Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Rent Review 2016
- Well established 'Gastro Pub'
- Current Rent Reserved
£70,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Fulham is a prosperous and fashionable West London neighbourhood situated some 4 miles west of Hyde Park in the Borough of Hammersmith & Fulham. The area is well served by public transport via the Direct Line at the nearby Fulham Broadway and Parsons Green Underground Stations whilst numerous buses pass along the Fulham Road (A304) which runs from Knightsbridge to Putney Bridge. Walham Grove runs off the southern end of North End Road, close to its junction with Fulham Broadway. The Underground Station (with a recently redeveloped shopping centre) is a short distance to the east. The property is situated at the junction of Walham Grove with Farm Lane, in the heart of a popular residential area.

Description
This attractive building is arranged on basement, ground and two upper floors to comprise a public house and restaurant having basement cellarage, trade areas to ground and part first floors and manager's accommodation on part first and second floors.

Tenancy
The entire property is to be let to ENTERPRISE INNS PLC for a term of 35 years from completion at an initial rent of £70,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The lease also contains a lessee's break option in the 25th year on service of six months' notice. The property has been sub-let on a tied lease to Triemmain Holdings.

Tenant Information
Enterprise Inns plc is one of the UK's leading operators of leased and tenanted pubs, with approaching 7,400 outlets. For the year ended 30th September 2009, Enterprise Inns plc reported a turnover of £818m, EBITDA of £445m, a pre-tax profit before exceptional terms of £208m and net assets of £1.36bn. (Source: Company Website Annual Report and Accounts 2009)

VAT
VAT is applicable to this lot.

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

Viewings
To view this property, please call Chris Childs on 0207 543 6817 or e-mail: chris.childs@alltop.co.uk

