

## London NW10

**The Island**  
123 College Road  
Kensal Rise  
NW10 5HA

- **Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Rent Review 2016
- Large corner site
- Current Rent Reserved  
**£75,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Kensal Rise is a densely populated suburb situated about 5 miles north-west of Central London. The area is bounded to the south by Harrow Road (A404) and is well served by the rail and underground networks at Kensal Green and Kensal Rise respectively. College Road runs north from Kensal Green Station and the property is situated at the junction with Herbert Gardens. Opposite is a local parade of shops where occupiers include William Hill and a sub Post Office.

### Description

The property is arranged on basement, ground and two upper floors to provide a public house with restaurant on ground and first floors, basement cellarge and manager's accommodation on the second floor. To the northern end of the College Road frontage is a shop unit which benefits from an upper floor.

### 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 £75,000 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 pub element of the property has been sub-let on a tied lease to The Island Pub Company Ltd. The shop unit has been sub-let to M J Warburton.

### 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

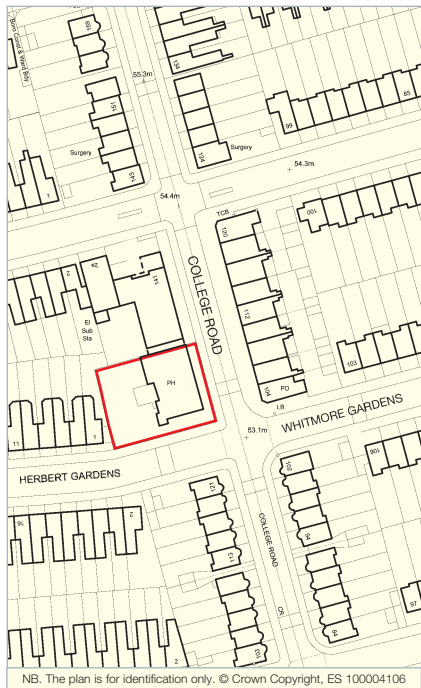
VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://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](mailto:chris.childs@alltop.co.uk)



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

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