

London WC1X

Yorkshire Grey

2-6 Theobalds Road

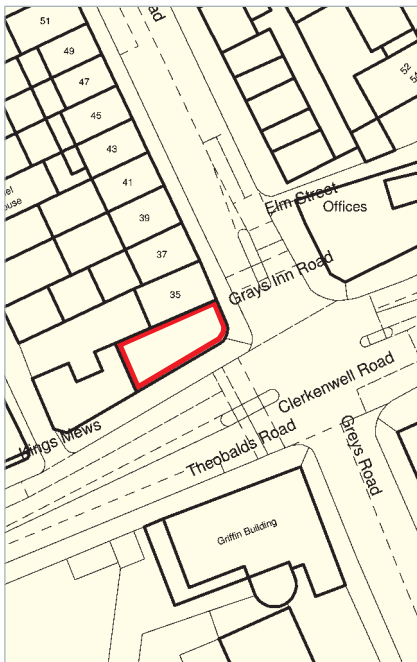
Bloomsbury

WC1X 8PN

- Freehold Public House and Ground Rent Investment
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Rent Review 2016
- Busy corner position
- Current Rent Reserved

£90,100 pa

SIX WEEK COMPLETION AVAILABLE



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Tenure

Freehold.

Location

Theobalds Road (A401) runs parallel to the north of Holborn and provides one of the main links between London's West End and the City. It intersects with Gray's Inn Road at Gray's Inn Fields, one of the main locations for the legal and advocacy professions. The property is situated at this junction and other occupiers include barristers chambers, professional offices, specialist retailers and restaurants.

Description

This corner building is arranged on basement, ground and four upper floors to comprise a public house with basement cellars and trade areas to ground and first floors. The second, third and fourth floors comprise 6 flats which have been sold off on a single long lease.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement, Ground & First Floor	Enterprise Inns plc (2) (Sub-let to Datemode Ltd)	Ground Floor Public House/Bar First Floor Function Room & Manager's Flat Basement Cellar & WCs	35 years from completion Rent review every 5th year FR & I (1)	£90,000 p.a.	Rent Review 2015
Second, Third & Fourth Floors	B W E Developments Ltd	Second, Third & Fourth Floor – Six Flats	125 years from 25.02.2004 Without rent review FR & I	£100 p.a.	Reversion 2029

- (1) The public house 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 Datemode Ltd.
- (2) 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)

Total £90,100 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 Kathryn Green, Addleshaw Goddard LLP. Tel: 0207 160 3303 Fax: 0207 606 4390 e-mail: kathryn.green@addleshawgoddard.com

