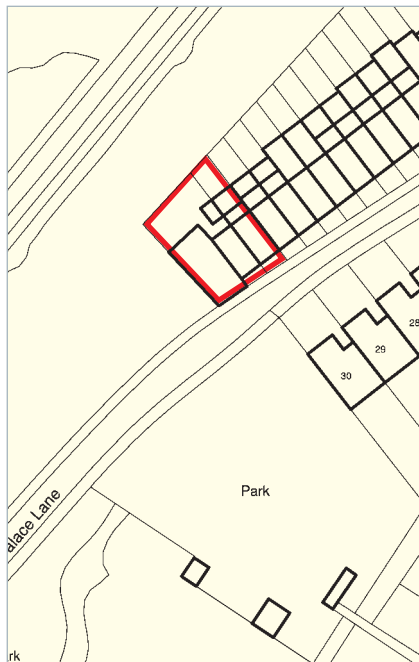


Richmond-upon-Thames

The White Swan
26 Old Palace Lane
Surrey
TW9 1PG

- **Attractive Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Situated between Richmond Green and the River Thames
- Rent Review 2016
- Current Rent Reserved
£70,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Richmond-upon-Thames is a fashionable and popular Thames-side town located adjacent to Richmond Park, some 10 miles south-west of Central London. This historic town benefits from excellent communications, being on the A316 which provides easy access to the M3 and M25 motorways as well as having Underground services (District Line) and rail services to Waterloo.
Old Palace Lane runs off the western corner of Richmond Green towards the towpath of the River Thames and the property is situated at the end of an attractive terrace of residential properties.

Description
The property is arranged on basement, ground and one upper floor to comprise an attractive public house, having basement cellarge and trade areas to ground and part first floors. The remainder of the first floor is manager's accommodation.

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 The Fluid Pub Group Ltd.

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

