

## Brighton

### The Shakespeare's Head

1 Chatham Place  
East Sussex  
BN1 3TP

- **Freehold Public House Investment**
- Let on a lease expiring 2022 with annual RPI increases (capped at 1.5 %)
- Let to Zelgrain Ltd with guarantee from The Laine Pub Company Ltd
- Annual RPI Rent Reviews with 1.5% cap and collar
- Current Rent Reserved  
**£74,176 pa**



#### Tenure

Freehold.

#### Location

Brighton is a major south coast resort town and commercial centre with a population of some 124,000. The town is also a major retail centre serving a wide catchment population. Brighton is located 50 miles south of London and is accessed by the A23 and A27 dual carriageways. In addition the town benefits from regular rail services to London (Victoria) and is also within 28 miles of Gatwick Airport. The property is situated in a Conservation Area in an attractive residential area, just off the Seven Dials to the north of the city centre.

#### Description

The property is arranged on ground and one upper floor to provide a pub with two bars and a kitchen downstairs with three outside areas and manager accommodation above of three rooms, kitchen and bathroom.

The property provides the following accommodation and dimensions:

Ground Floor	73.67 sq m	(793 sq ft)
First Floor	59.25 sq m	(637.75 sq ft)
<b>Total</b>	<b>132.92 sq m</b>	<b>(1,430.75 sq ft)</b>

#### Tenancy

The entire property is at present let to ZELGRAIN LTD, guaranteed by The Laine Pub Company Ltd, for a term of 10 years from 27th January 2012 at a current rent of £74,176 per annum. The lease provides for annual rent reviews in line with the Retail Price Index with a 1.5% cap and collar and contains full repairing and insuring covenants. The pub is free of tie and machine income share arrangements.

#### Tenant Information

For the year ended 30th June 2013, Zelgrain Ltd reported a turnover of £1.54m, a pre-tax profit of £73,325 and a net worth of £10.27m. (Source: riskdisk.com 13.11.2014.)

#### 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 91 Band D (Copy available on website).

