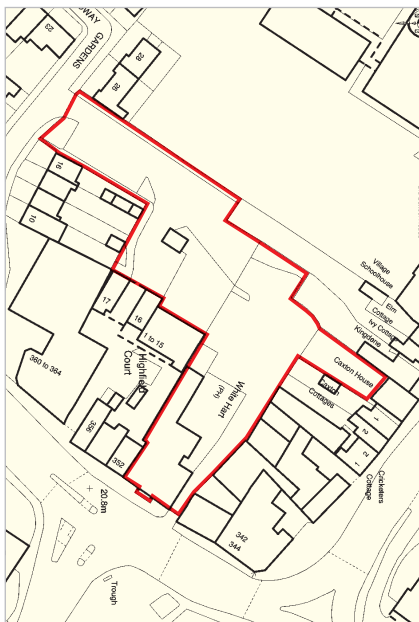


**Mitcham**  
**The White Hart**  
**350 London Road**  
**Surrey**  
**CR4 3ND**

- **Freehold Pub Investment with Development Potential**
- Total site area 0.81 acres
- Potential for residential redevelopment subject to consent
- Pub let until 2023
- Annual RPI Reviews
- Reversion 2023
- Total Current Rents Reserved  
**£60,000 pa (2)**  
**Plus Land at Rear**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Mitcham is a densely populated South London suburb lying some 8 miles south of Central London, 3 miles south-east of Wimbledon and 3 miles north-west of Croydon. The A217, A23 and A232 roads all serve the area, as well as Underground Rail services from Colliers Wood (Northern Line) and Overground Rail services from Mitcham and Mitcham Junction. The property is situated on the west side of London Road, opposite its junction with Cricket Green (A239) and Cricket Green Common. London Road is an established trading location. The land to the rear of the property is accessed off Broadway Gardens,

**Description**  
This Grade II listed property is arranged on basement, ground and two upper floors to provide a public house with bar and restaurant over ground floor with basement ancillary accommodation. The upper floor provides self contained residential accommodation. The property benefits from a large beer garden of 48 covers. To the rear of the property is a car park for 25 cars and yard of c. 0.33 hectares (0.81 acres), which may lend itself for development, subject to obtaining any necessary consents.

**Development**  
The site may offer potential for residential development. Buyers are referred to Merton Council.  
Website: [www.merton.gov.uk](http://www.merton.gov.uk).

**Accommodation**  
First floor (2) comprising 8 rooms, kitchen, and 2 bathrooms. Second floor comprising 3 rooms, kitchen, bathroom, and separate WC.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

**Energy Performance Certificate**  
EPC Rating 92 Band D.

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Pub	Michael Boris Fitzjohn	Basement Ground Floor First floor (3) — 9 rooms, Kitchen, 2 Bathrooms. Second floor (3) — 3 rooms, Kitchen, Bathroom, Separate WC	20 years from 01.01.2003 Annual RPI linked Rent Reviews (1) FR & I	£60,000 p.a. (2)	Reversion 2023
Land to the Rear	Vacant	Car Parking and yard	-	-	-

(1) The rent is reviewed annually in line with any increase in the RPI. At each fifth year of the term, there is an open market rent review whereby should the open market rent be determined to be higher than the rent preceding the review, then the revised rent becomes the new rent to be indexed on an annual basis.  
(2) By way of a top up on completion to £60,000 per annum by the Vendor.  
(3) Not inspected by Allsop. Accommodation details provided by tenant.

**Total £60,000 p.a.**  
**Plus Land to the Rear**

