

London SW11

Latchmere

503 Battersea Park Road

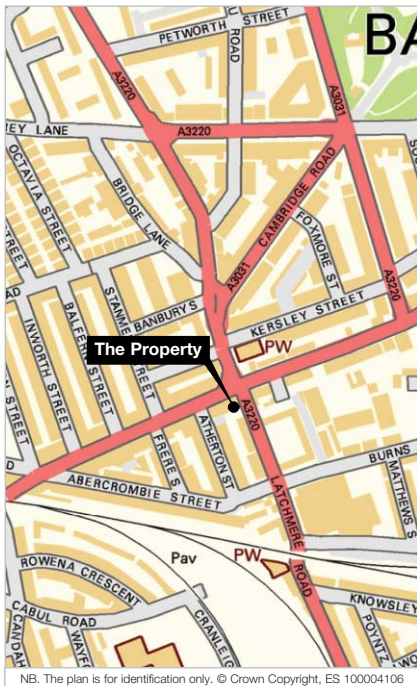
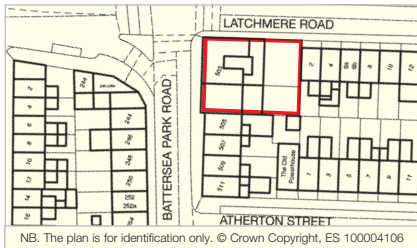
Battersea

SW11 3BW

- **Freehold Public House and Theatre Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Corner site on main road junction near Battersea Park
- Rent Review 2016
- Current Rent Reserved
£100,000 pa

On the Instructions of Enterprise Inns plc

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Battersea is a prosperous and fashionable suburb, in the London borough of Wandsworth, 4 miles south-west of Central London. It enjoys excellent transport links with A3 and A205 (South Circular) giving access to South and West London respectively. Rail services are available at Clapham Junction and Wandsworth Common. The property occupies a corner site at the junction with Latchmere Road, which leads south to Clapham Common, and north to Battersea Bridge Road, Battersea Park and the River Thames. Occupiers close by include Greggs, Coral and a number of local traders and restaurants.

Description

The property is arranged on basement, ground and two upper floors to comprise a public house having basement cellars, trade areas to ground and first floors, which includes a theatre area, and a manager's accommodation on second floor, separate access to which is available to the side. To the rear is a beer garden.

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 £100,000 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 6 months' notice. The property has been sub-let on a tied lease to Barracuda.

Tenant Information

Enterprise Inns plc is one of the UK's leading operator of leased and tenanted pubs, with over 6,800 outlets. For the year ended 30th September 2010, Enterprise Inns plc reported a turnover of £753m, EBITDA of £405m, a pre-tax profit before exceptional items of £175m and net assets of £1.407bn. (Source: Company Website Annual Report and Accounts 2010)

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 William Shoebottom on 0207 543 6783 or email: william.shoebottom@allsop.co.uk

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 3301 Fax: 0207 606 4390
e-mail: kathryn.green@addleshawgoddard.com

