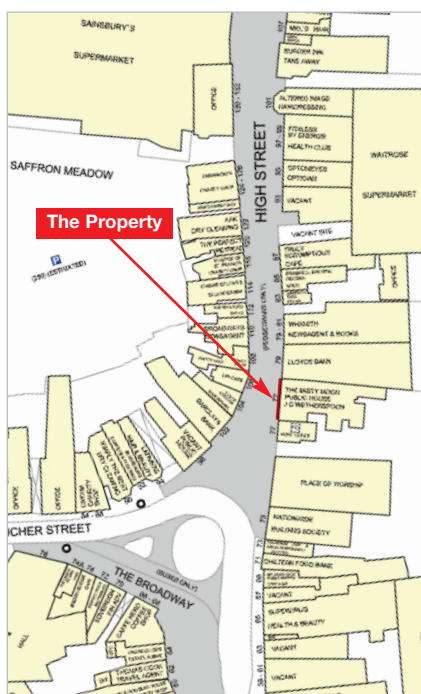


Chesham

The Misty Moon

77 The Broadway
High Street
Buckinghamshire
HP5 1BX

- **Attractive Freehold Public House Investment**
- Comprises public house with flat above
- Entirely let to JD Wetherspoon plc on a lease expiring 2027 (no breaks)
- Affluent South East commuter town
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved
£52,500 pa



Tenure

Freehold.

Location

Chesham is an affluent Buckinghamshire commuter town, with a population of 21,000, lying 11 miles south-east of Aylesbury and 25 miles north-west of London. Communications are provided by the Metropolitan Underground Line direct to Central London. The property is situated in the heart of the town centre's pedestrianised retailing adjacent to Lloyds Bank and WH Smith. Occupiers close by include Nationwide, Barclays, Superdrug, Boots, Waitrose and Sainsbury's.

Description

The property is arranged on ground and one upper floor to provide a public house with a self-contained flat above.

The property provides the following accommodation and dimensions:

Ground Floor Bar & Kitchen (GIA) 184.4 sq m (1,985 sq ft)
First Floor Residential – 4 Rooms, Kitchen and Bathroom

Tenancy

The entire property is at present let to JD WETHERSPOON PLC for a term of 35 years from 29th September 1992 at a current rent of £52,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 27th July 2014, JD Wetherspoon plc reported a turnover of £1.409bn, a pre-tax profit of £78.365m and a net worth of £200.33m. (Source: riskdisk.com 24.02.2015)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

