

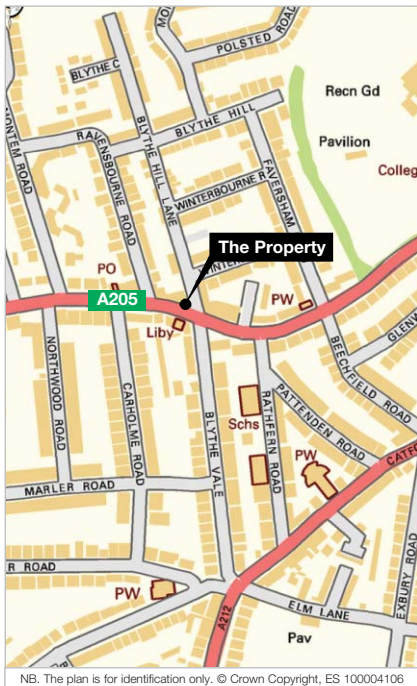
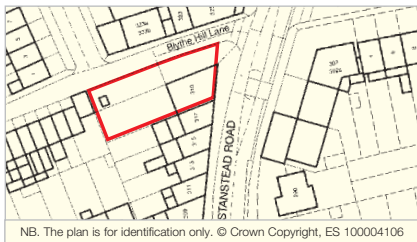
London SE23 **Blythe Hill Tavern** **319 Stanstead Road** **Forest Hill** **SE23 1JB**

- **Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Large corner site on South Circular
- Rent Review 2016
- Current Rent Reserved

£70,000 pa

On the Instructions of Enterprise Inns plc

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Forest Hill is a popular residential suburb located on the South Circular (A203) some 7 miles south-east of Central London. The area benefits from regular rail services at Forest Hill Station (London Bridge 15 minutes). Stanstead Road forms part of the South Circular and runs between Forest Hill and Catford and the property is located in a local shopping area at the junction with Blythe Hill Lane. Other occupiers include William Hill and a number of local traders.

Description

The property is arranged on basement, ground and two upper floors to comprise a public house having basement cellarge, trade areas to ground floor and manager's accommodation over, access to which is from within the building. To the rear is a large 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 £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 6 months' notice. The property has been sub-let on a tied lease to Mr C Riordan.

Tenant Information

Enterprise Inns plc is one of the UK's leading operators 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.allstop.co.uk

Viewings

To view this property please call William Shoebotham on 0207 543 6783 or email: william.shoebotham@allstop.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

