

London SW6

Rose 1 Harwood Terrace Fulham SW6 2AF

- **Large Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Corner site in a fashionable location
- Rent Review 2016
- Current Rent Reserved
£80,000 pa

On the Instructions of Enterprise Inns plc

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Fulham is a prosperous and fashionable neighbourhood, situated 4 miles south-west of Central London. Bounded by Chelsea to the east, Hammersmith to the north and The Thames to south-west. The Fulham Road (A304) and Kings Road (A308) serve the area and underground services are available at Fulham Broadway (District Line). Harwood Road runs parallel to New Kings Road to the south-west of Stamford Bridge (Chelsea FC) and the property occupies the corner site at the junction with Waterford Road. Warrs Harley Davidson are diagonally opposite and Tesco Express are close by.

Description

The property is arranged on basement, ground and two upper floors and attic to comprise a public house, having basement cellarge and WCs, trade areas to ground and part first floors with manager's accommodation to part first, second and attic floors, access to which is from within the building. 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 £80,000 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 Hodco Ltd.

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.allsop.co.uk

Viewings

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

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