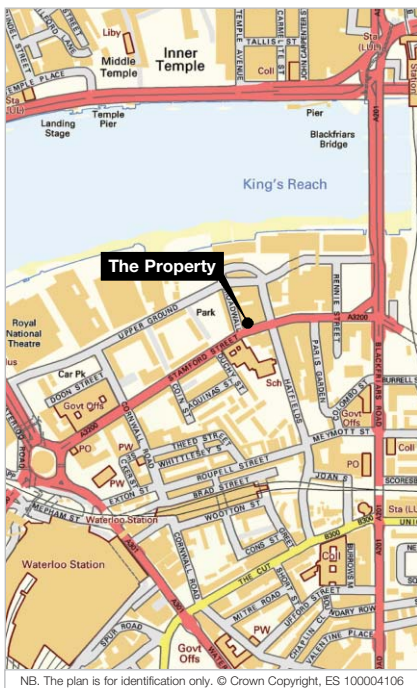
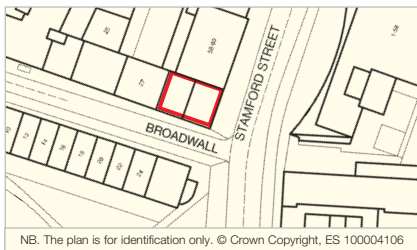


London SE1 Stamford Arms 62 Stamford Street Southwark SE1 9LX

- **Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Corner site in busy South Bank position
- Rent Review 2016
- Current Rent Reserved
£60,000 pa

On the Instructions of Enterprise Inns plc

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Stamford Street (A3200) runs between the Waterloo Bridge and Blackfriars Bridge on the south bank of the River Thames. Immediately to the north is the landmark Oxo Tower, the National Theatre is to the north-west and the area has seen considerable investment over recent years. The property is situated at the corner with Broadwall, which provides a pedestrian link to the Oxo Tower development and the River.

Description

The property is arranged on basement, ground and two upper floors to comprise a public house with trade areas to ground and first floors, basement cellarge and manager's accommodation over access to which is from within the building.

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 £60,000 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 Market Taverns 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
Seller's Solicitor Kathryn Green, Addleshaw Goddard LLP. Tel: 0207 160 3301 Fax: 0207 606 4390
e-mail: kathryn.green@addleshawgoddard.com

