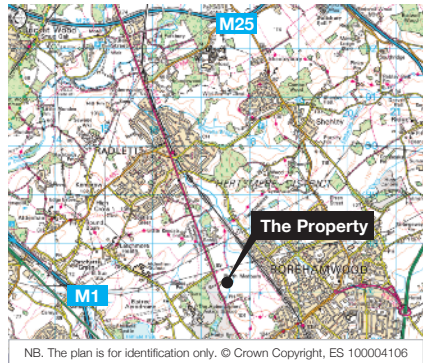


**Elstree**  
**Waggon & Horses**  
**Watling Street**  
**Hertfordshire**  
**WD6 3AA**

- **Attractive Freehold Public House Investment**
- Located in wealthy South Hertfordshire
- Let until 2036 (no breaks)
- Annual uncapped RPI increases (1)
- Plus open market upward only rent reviews every fifth year (1)
- Site Area 0.289 Hectares (0.71 Acres)
- Current Rent Reserved  
**£85,270 pa**

**SIX WEEK COMPLETION**

**On the Instructions of an Oxford College**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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**Tenure**  
Freehold.

**Location**

Elstree is situated in the wealthy commuter belt of South Hertfordshire, some ten miles north-west of central London, just south of the M25 (Junction 22) and between the M1 and A1. The town also enjoys regular rail services to central London.

This prominent corner property is located on the east side of Watling Street (A5183), 1 mile north of Elstree, 2 miles south of Radlett and 2 miles west of Borehamwood, with combined populations of 44,000. The area is well known for its major public schools, Haberdashers' Aske's and Aldenham. Elstree Airport is located to the east, whilst the world famous Elstree Studios are located in Borehamwood. Radlett Park Golf Club is to the rear of the property.

**Description**

This Grade II listed detached property is arranged on ground and one upper floor to provide a public house/restaurant (76 covers) with a recently refurbished domestic flat on first floor level. The property benefits from an outbuilding, which provides a self-contained coffee shop/deli restaurant. Externally, there is customer parking for approximately 20 cars and a garden/patio area with seating for 118 covers.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>205.15 sq m</b>	<b>(2,205 sq ft)</b>
<b>First Floor Offices and Store</b>	<b>25.30 sq m</b>	<b>(272 sq ft)</b>
<b>Outside Bar and Store</b>	<b>29.15 sq m</b>	<b>(310 sq ft)</b>
<b>First Floor Flat – Two Rooms, Kitchen, Shower Room</b>		

**Tenancy**

The entire property is at present let to TRADITIONAL UK INNS LTD, with personal guarantees, for a term of 20 years from 6th May 2016 at a current rent of £85,270 per annum. The lease provides for annual uncapped RPI linked rent reviews except in every fifth year when there is an upward only rent review to open market rental value (1). The lease also contains full repairing and insuring covenants.

**Tenant Information**

Website Address: [www.waggonpub.co.uk](http://www.waggonpub.co.uk)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

EPC Rating 80 Band D (Copy available on website).

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** Ms L McLeod, Shepherd and Wedderburn. Tel: 0207 429 4959 e-mail: [lauren.mcleod@shepweedd.com](mailto:lauren.mcleod@shepweedd.com)