

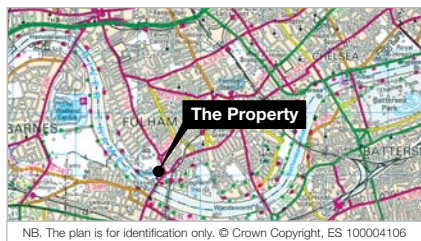
London SW6

The Temperance Public House

90 Fulham High Street SW6 3LF

- **Prominent and Attractive Freehold Public House Investment**
- Prominent corner position in fashionable Fulham just north of Putney Bridge, close to Craven Cottage home of Fulham FC
- Let to Stonegate Pub Co Ltd with Punch Taverns PR Ltd on privy
- Lease expires 2029 (No breaks)
- Rent Review 2018
- Current Rent Reserved **£121,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Fulham is a prosperous and fashionable West London neighbourhood situated some 4 miles south-west of Hyde Park in the Borough of Hammersmith & Fulham. The area is well served by public transport via the District Line at the nearby Putney Bridge Underground Station whilst numerous buses pass along the Fulham Road (A304) which runs from Knightsbridge to Putney Bridge.

The property is situated on the west side of Fulham High Street opposite its junction with New Kings Road, to the north of Putney Bridge and adjacent to Bishops Park. The adjoining site and buildings are owned by Tesco plc who have submitted a proposed mixed commercial and residential development, subject to planning. Craven Cottage, the home ground of Fulham FC, is some ¼ mile north of the property, together with Putney Bridge Underground Station also nearby.

Other occupiers include a number of public houses, local restaurants and local traders.

Description

This attractive Grade II Listed property is arranged on ground and mezzanine floor to provide a large pub providing bar, restaurant, kitchen, staff room, stores, cold cellar and customer WCs. The mezzanine provides a pool room. The property benefits from bin stores and side access on to Church Gate.

The property provides the following gross internal accommodation and dimensions:

Ground Floor	480 sq m	(5,166 sq ft)
Mezzanine	88.75 sq m	(955 sq ft)
Total	568.75 sq m	(6,121 sq ft)

Tenancy

The entire property is at present let to STONEGATE PUB COMPANY LTD (previous tenants include Mitchells & Butlers Retail Ltd and the original tenant was Punch Taverns PR Ltd) for a term of 35 years from 25th March 1994 at a current rent of £121,000 per annum, exclusive of rates. The lease provides a further rent review in 2018 and 5 yearly thereafter (last review 2009) and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 560 pubs and bars across the UK.

Website Address: www.stonegatepubs.com

Stonegate is a leading hospitality and pub group with 560 pubs and bars across the UK. Brands include Yates and Slug & Lettuce and they operate a wide range of pubs and bars, both city centre and rural. Stonegate bought a portfolio of 333 pubs from Mitchells & Butlers in August 2011.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 103 London SW6**.

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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