

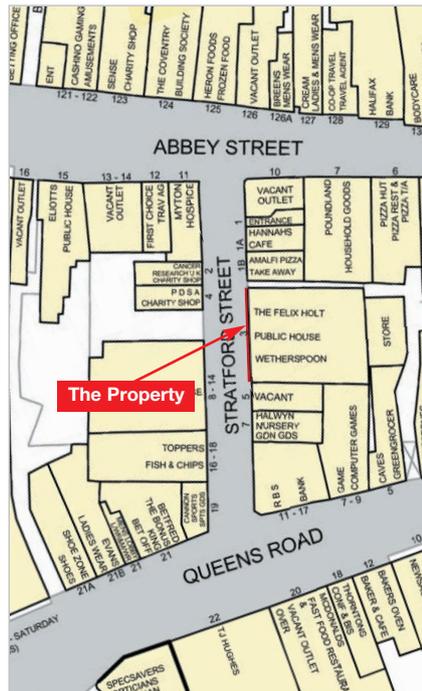
**Nuneaton**  
**The Felix Holt**  
**3 Stratford Street**  
**Warwickshire**  
**CV11 5BS**

- **Freehold Public House Investment**
- Let to JD Wetherspoon plc
- Lease expires 2037 (1)
- Pedestrianised town centre location
- Rent Review 2012
- Current Rent Reserved  
**£88,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



LOT 42



**Tenure**  
Freehold.

**Location**  
Nuneaton has a resident population of approximately 66,000 and is a well established commercial centre located 20 miles east of Birmingham and 9 miles north of Coventry city centre. The town benefits from its proximity to the M6 and M69 motorways and regular rail services. The property is centrally located on the east side of pedestrianised Stratford Street which connects Queens Road with Abbey Street. Occupiers close by include T J Hughes, RBS Bank, Bakers Oven, Thorntons, McDonald's and an entrance to the Ropewalk Shopping Centre.

**Description**  
The property is arranged on ground and one upper floor to provide a public house. The ground floor comprises an open plan lounge bar with rear kitchen, office and disabled WC. The first floor provides beer cellar stores, plant room, customer WCs and a one bedroom staff flat.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	20.70 m	(67' 10")
<b>Shop Depth</b>	22.35 m	(73' 4")
<b>Built Depth</b>	24.50 m	(80' 5")
<b>Ground Floor (Gross)</b>	404 sq m	(4,349 sq ft)
<b>First Floor (Gross)</b>	375 sq m	(4,037 sq ft)
<b>Total GIA</b>	779 sq m	(8,386 sq ft)

**Tenancy**  
The entire property is at present let to JD WETHERSPOON PLC for a term of 40 years from 1st March 1997 at a current rent of £88,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains repairing and insuring covenants. The lease provides for a tenant's option to break on 1st March 2017 (1).

**Tenant Information**  
Wetherspoons have 793 pubs nationwide. (Source: www.jdwetherspoon.co.uk)  
For the year ended 25th July 2010, JD Wetherspoon plc reported a turnover of £996.327m, a pre-tax profit of £60.450m and a net worth of £155.441m. (Source: riskdisk.com 07.01.2010.)

**VAT**  
VAT is 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 42 Nuneaton**.