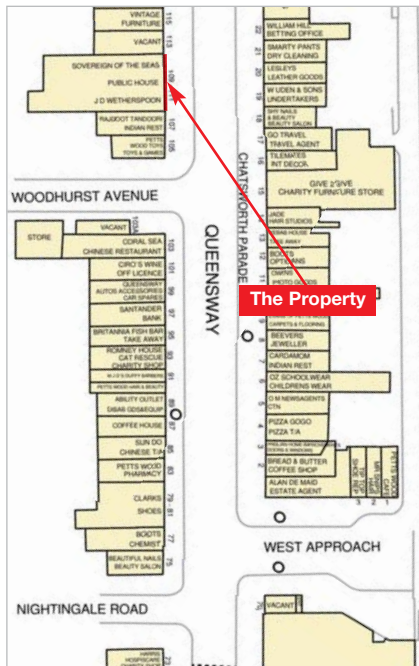


Petts Wood
The Sovereign of the Seas
109/111 Queensway
Kent
BR5 1DG

- **Freehold Public House Investment**
- Let to J D Wetherspoon plc
- Lease expires 2034 (no breaks)
- Rent Review 2014
- Current Rent Reserved
£75,200 pa

On the Instructions of
The **co-operative** estates

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Petts Wood lies just to the north of Orpington and to the south-east of Bromley. The town is very popular with commuters and benefits from excellent rail connections to London Victoria, Cannon Street, Charing Cross and London Bridge.

The property is situated on the west side of Queensway close to its junction with Franks Wood Avenue 250 yards from Petts Wood Rail Station. Occupiers close by include William Hill, Santander, Clarks, Boots and Morrisons.

Description
The property is arranged on ground and one upper floor to provide a large ground floor public house with staff ancillary/storage accommodation on part of the first floor. The remainder of the first floor provides two self-contained two bedroom flats, which are accessed from the front. In addition there is a beer garden to the rear.

The property provides the following accommodation and dimensions:

| | | |
|---|-----------------|-------------------------|
| Ground Floor | 420 sq m | (4,520.99 sq ft) |
| Part First Floor Staff/Ancillary | 29 sq m | (312.16 sq ft) |
| Part First Floor Residential (sub-let) – 2 x Two Bedroom Flats (Not inspected) | | |
| Rear Store | 8 sq m | (86.11 sq ft) |

NB. Floor areas are Gross Internal.

Tenancy
The entire property is at present let to J D WETHERSPORN PLC for a term of 40 years from 25th December 1994 at a current rent of £75,200 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 800+.
Website Address: www.jdwetherspoon.co.uk
For the year ended 29th July 2012, J D Wetherspoon plc reported a turnover of £1.197bn, a pre-tax profit of £58.882m, shareholders' funds of £169.644m and a net worth of £152.708m. (Source: riskdisk.com 18.02.2013.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.