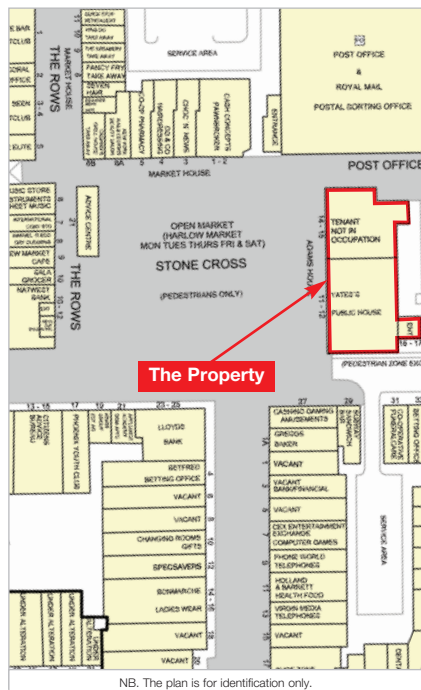


Harlow Adams House East Gate Essex CM20 1BE

- **Freehold Public House & Residential Ground Rent Investment**
- Comprising a public house, a self-contained retail unit and residential upper parts
- Entire ground floor let to Stonegate Pub Company Ltd on a lease expiring in 2034 (no break)
- Includes ground rent with 83 years unexpired.
- Prominent town centre position fronting Harlow Market
- Rent Review 2019
- Current Rents Reserved
£125,500 pa⁽²⁾

On the Instructions of J Perceval & S Plant acting as Joint LPA Receivers

SIX WEEK COMPLETION AVAILABLE



The Property

NB. The plan is for identification only.



Tenure
Freehold.

Location
Harlow is located 25 miles north of Central London and enjoys excellent communications, being adjacent to the M11 (Junction 7), as well as having good train services to London Liverpool Street (under 40 minutes). The property occupies a very prominent position on the north side of East Gate in the heart of Harlow town centre, and fronts Stone Cross, where Harlow Market is held five days a week. The Harvey Shopping Centre is nearby and Harlow Town Rail Station is within 1 mile to the north. Occupiers close by include The Post Office, NatWest, Lloyds Bank, Subway, Greggs, Primark and Specsavers as well as other bar and nightclub operators.

Description

This prominent detached property is arranged on basement, ground and two upper floors to provide a ground floor public house and a self-contained retail unit. The basement, part ground floor and residential upper floors have been sold off on a long lease to a housing association (83 years unexpired).

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the Seller's Solicitors.

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Stonegate Pub Company Ltd (1)	Public House & Retail Unit (GIA) 873 sq m (9,400 sq ft) NB. Not internally inspected by Allsop. Floor area provided by managing agents.	35 years from 29.09.1999 Rent review every 5th year FR & I	£105,000 p.a. Rising to a minimum of £125,500 in 2019 (2)	Rent Review 2019 To the greater of £125,500 or OMRV
Basement, Part Ground, First & Second Floors	Home Group Ltd (3)	Residential	99 years from 22.05.2000	Peppercorn	Reversion 2099 (83 years unexpired)

- (1) Stonegate Pubs operate over 660 pubs and bars across the UK, within a wide variety of formats; from community and high street pubs through branded bars, to country inns and late night venues. Website: www.stonegatepubs.com
- (2) The 2019 review provides for a minimum increase to £125,500 per annum or open market value, whichever is higher. The Vendor will top up the rent on completion to £125,500 per annum until September 2019.
- (3) Home Group, a social enterprise and charity, are one of the UK's largest providers of high quality housing and supported housing services and products. For the year ended 31st March 2014 Home Group Ltd reported a turnover of £326.57m, a pre-tax profit of £30.7m and a net worth of £411m (Experian 14/01/2016). Website: www.homegroup.org.uk

Total £125,500 p.a.(2)

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 Ed Postlethwaite, Shakespeare Martineau. Tel: 0121 214 1236 e-mail: edward.postlethwaite@shma.co.uk

