

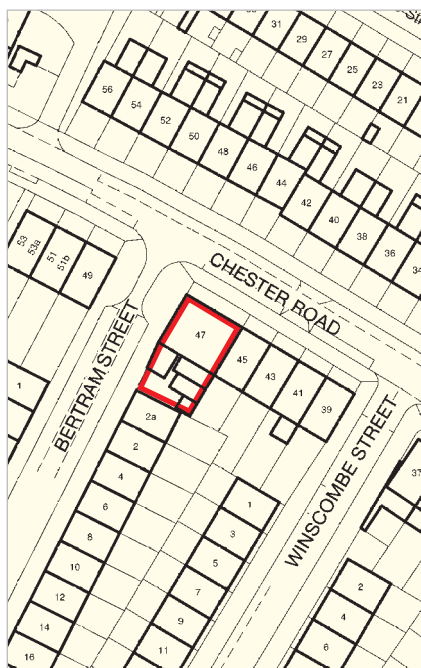
# **London N19** **The Star** **47 Chester Road** **Dartmouth Park** **N19 5DF**

- **Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Corner site
- Rent Review 2016
- Current Rent Reserved

**£55,000 pa**

**On the Instructions of Enterprise Inns plc**

**SIX WEEK COMPLETION AVAILABLE**



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



## **Tenure**

Freehold.

## **Location**

Dartmouth Park is a densely populated suburb situated between Tufnell Park and Highgate, about 4 miles north of Central London. The area is well served by transport links having Junction Road (A400) to the east, Underground services at Archway and Tufnell Park. Chester Road runs north-west off Dartmouth Park Hill, towards Highgate Cemetery and the property occupies a corner site at the junction with Bertram Street.

## **Description**

This property is arranged on basement, ground and two upper floors to comprise a public house with trade areas to ground and first floors, basement cellarge and manager's accommodation over access to which is from within the building.

## **Tenancy**

The entire property is to be let to ENTERPRISE INNS PLC for a term of 35 years from completion at an initial rent of £55,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease also contains a lessee's break option in the 25th year on service of 6 months' notice. The property has been sub-let on a tied lease to Northstar N19 Ltd.

## **Tenant Information**

Enterprise Inns plc is one of the UK's leading operators of leased and tenanted pubs, with over 6,800 outlets. For the year ended 30th September 2010, Enterprise Inns plc reported a turnover of £753m, EBITDA of £405m, a pre-tax profit before exceptional items of £175m and net assets of £1.407bn. (Source: Company Website Annual Report and Accounts 2010)

## **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)

## **Viewings**

To view this property please call Chris Childs on 0207 543 6817 or email: [chris.childs@allso.co.uk](mailto:chris.childs@allso.co.uk)

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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