

London W9

Kenrick's Bar

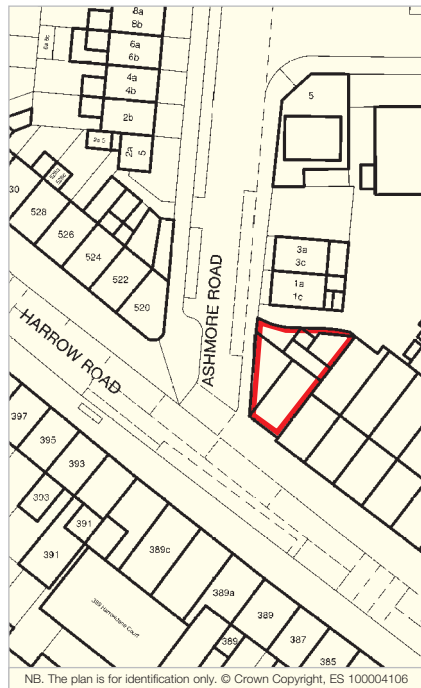
518 Harrow Road
West Kilburn
W9 3QA

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

£65,000 pa

**On the Instructions of
Enterprise Inns plc**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Harrow Road (A404) is one of the main roads into West London from the north-west.

The property is located just to the west of the junction with Elgin Avenue and Great Western Road, the former linking to Maida Vale to the east, the latter to Notting Hill in the south. The property occupies a corner site at the junction with Ashmore Road, in a busy local shopping area.

Description

The property is arranged on basement, ground and two upper floors to comprise a public house, having basement cellars, trade areas to ground floor and manager's accommodation over, access to which is from within the building. To the rear is an outside drinking area.

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 £65,000 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 W Nolan and L Kenrick.

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

Viewings

To view this property please call Chris Childs on 0207 543 6817 or email: chris.childs@allsop.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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