

York The Exhibition Bootham North Yorkshire YO30 7BW

- **Freehold Public House Investment**
- To be let to Enterprise Inns plc on a new 35 year lease (1)
- Large site in historic city
- Rent Review 2016
- Current Rent Reserved
£70,000 pa

**On the Instructions of
Enterprise Inns plc**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

The historic walled city of York, with its Roman Wall and Gothic Cathedral, the Minster, is one of the most visited tourist destinations in the UK. The city enjoys fast rail links to London (Kings Cross under 2 hours), good road access (A1(M), A19 and A64) and serves a population of some 180,000 and an extensive affluent rural catchment area.

Bootham (A19) is one of the main routes into the city centre from the north and the property is situated 100 yards from Bootham Bar, one of the stone gates into the city and 200 yards from the Minster. Other occupiers in the vicinity include restaurants and local retailers.

Description

The property is arranged on ground, two upper floors and attic to provide a public house, having cellarage and trade areas to ground floor, six letting en-suite rooms and manager's accommodation to the upper floors. To the rear is a beer garden and the site runs along the rear of buildings on Gillygate, which in turn provides access to the rear of 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 £70,000 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 Ms K Davies (t/a City Inns).

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.allstop.co.uk

Viewings

To view this property please call Chris Childs on 0207 543 6817 or email: chris.childs@allstop.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
Seller's Solicitor Kathryn Green, Addleshaw Goddard LLP. Tel: 0207 160 3301 Fax: 0207 606 4390
e-mail: kathryn.green@addleshawgoddard.com

