

# Brentwood

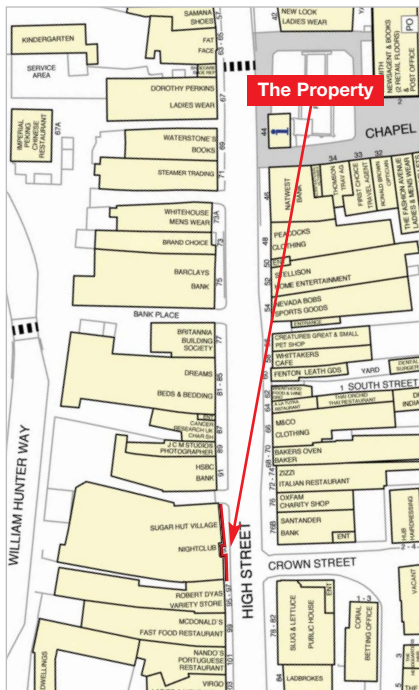
## The Sugar Hut Village

### 93-95 High Street

#### Essex

#### CM14 4RR

- Freehold Listed Nightclub and Restaurant Investment
  - Town centre position
  - Let on a tied lease expiring 2025
  - Rent Review 2014
  - Current Rent Reserved
- £71,797.44 pa**



**Tenure**  
Freehold.

**Location**  
Brentwood is a popular and prosperous Essex town serving a population of 71,000, located about 20 miles north-west of Central London, 12 miles south-west of Chelmsford and 2 miles from Junction 28 of the M25 (via A12). The property is situated in the town centre shopping area, opposite the junction with Crown Street. Occupiers close by include Santander, Robert Dyas, HSBC, McDonald's, Nando's, Ladbroke's, Waterstones, Dorothy Perkins and the Baytree Centre, which is anchored by Somerfield, Wilkinsons and W H Smith.

**Description**  
The property is arranged on basement, ground and two upper floors. Formerly a public house (The White Hart Inn), the property, which is Listed Grade II\* has been reconfigured and trades as a nightclub (The Sugar Hut Village) and restaurant (Mansons) on ground and first floors with ancillary offices and staff accommodation to second floor. At ground level there is an attractive galleried courtyard providing outside trade areas.

The property provides the following accommodation and dimensions:		
<b>Gross Frontage</b>	<b>20.90 m</b>	<b>(68' 8")</b>
<b>Built Depth</b>	<b>45.70 m</b>	<b>(150')</b>
<b>Basement Storage</b>	<b>40.20 sq m</b>	<b>(433 sq ft)</b>
<b>Ground Floor Bars, Restaurant, Kitchens &amp; WCs</b>	<b>675 sq m</b>	<b>(7,266 sq ft)</b>
<b>First Floor Dance Areas, Bars, WCs &amp; Offices</b>	<b>595.20 sq m</b>	<b>(6,407 sq ft)</b>
<b>Second Floor</b>	<b>232.20 sq m</b>	<b>(2,499 sq ft)</b>
<b>Total GIA</b>	<b>1,542.60 sq m</b>	<b>(16,605 sq ft)</b>

## Tenancy

The entire property is at present let to WILLOW LEASING LIMITED for a term of 21 years from 30th September 2004 at a current rent of £71,797.44 per annum, exclusive of rates. The lease provides annual RPI uplifts together with a rent review every fifth year of the term and contains full repairing and insuring covenants. The lease also contains a tie, obliging the lessee to purchase beers and ciders from the landlord. The landlord may unilaterally serve notice to end or vary the tied arrangement, which in turn triggers a landlord's option to review the rent on the revised basis.

## Restrictive Covenant

"The Seller believes that the property benefits from a restrictive covenant (which is noted on the registered title of an are to the rear of the property) prohibiting the use as a restaurant or sale of alcohol liquors (except for sale of alcohol for off-licence purposes within the supermarket erected in the area to the rear of the property). This restrictive covenant is not noted on the property's registered title but is registered on title number EX310439. A copy of EX310439 is included in the auction pack."

## Important Note

For the avoidance of doubt, the interest offered for sale is the freehold investment subject to the existing occupational lease. The business at the property is entirely unaffected by the sale.

The lease specifically excludes from any rent review calculations any goodwill relating to the tenant's occupation or the value of any properly authorised tenant's improvements. Any enhancement in rental value due to the occupation of the 'Sugar Hut' brand and the appearance of the property in 'The Only Way Is Essex' television programme is therefore to be disregarded.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 78 Brentwood**.

