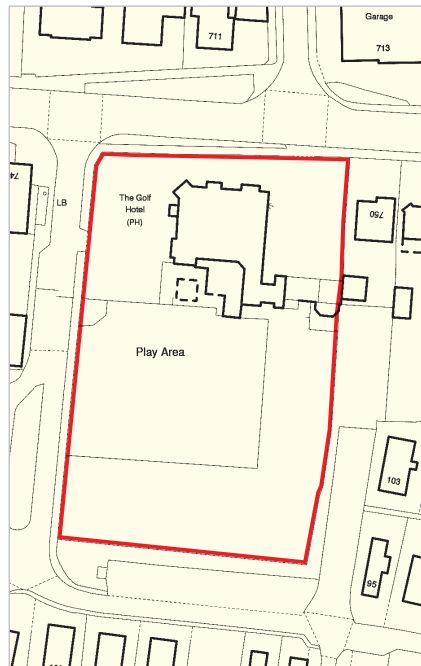


**Ipswich
Golf Hotel
Foxhall Road
Rushmere Heath
Suffolk
IP4 5TR**

- **Freehold Public House Investment**
- Let to Spirit Pub Company (Managed) Ltd, guaranteed by Spirit Group Parent Ltd
- Lease expiry 2024
- Large site of approximately 0.59 hectares (1.46 acres)
- Rent Review 2020
- Current Rent Reserved

£105,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Ipswich, the county town of Suffolk, is situated on the River Orwell some 75 miles north-east of London at the junction of the A12 and A14 trunk roads and serves a population of some 133,000. The road communications are supplemented by rail links to London and East Anglia, whilst the busy port facilities at both Felixstowe and Harwich are close by.

The property is located in a popular suburb to the east of the town centre on Foxhall Road, close to the Purdis Heath Golf Club.

Description

The property is arranged on cellar, ground and one upper floor to provide a large public house with rear conservatory together with manager's accommodation and potential letting bedrooms over. To the front is customer parking, while to the rear are extensive gardens. The site extends to 0.59 hectares (1.46 acres).

The property provides the following accommodation and dimensions:

Gross Frontage	22.5 m	(73' 9")
Ground Floor	495.05 sq m	(5,329 sq ft)
First Floor	275.05 sq m	(2,961 sq ft)
Cellar	57.05 sq m	(614 sq ft)
Total	827.15 sq m	(8,904 sq ft)

Tenancy

The entire property is at present let to SPIRIT PUB COMPANY (MANAGED) LTD, guaranteed by Spirit Group Parent Ltd, for a term of 29 years from 30th April 1995 at a current rent of £105,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 27th August 2015, Spirit Group Parent Ltd did not report a turnover, but reported pre-tax profits of £13.204m, shareholders' funds and a net worth of £376.717m. (Source: riskdisk.com 25.10.2016.)

The Ultimate Holding Company of both Spirit Pub Company (Managed) Ltd and Sprit Group Parent Ltd is Greene King plc.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 125 Band E (Copy available on website).

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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