

lot 1

# The Lord Clyde, 338-340 Essex Road Islington, London N1 3PB

Rent  
**£65,000**  
per annum  
exclusive

**Freehold Public House Investment**

- Let to Enterprise Inns plc until 2046 (subject to option)
- Fashionable North London suburb
- 2 miles north of City of London
- Neighbouring occupiers include Tesco, Sainsbury's and William Hill
- 5 yearly rent reviews



On behalf of  
Enterprise Inns plc

lot 1

Rent  
**£65,000**  
per annum  
exclusive



**Location**

Miles: 2 miles north of City of London  
1 mile south-east of Arsenal's Emirates Stadium  
Roads: A1, A10, A104  
Rail: Highbury & Islington Overground/Tube (Victoria Line),  
Essex Road Rail  
Air: City Airport

**Situation**

The property occupies a prominent corner position on the east side of Essex Road (A104) at the junction with Englefield Road. The fashionable Upper Street is approximately 1/2 mile to the west. The area is a desirable and affluent residential location lying 2 miles north of the City of London. Neighbouring occupiers include Tesco Express, Sainsbury's, William Hill and Honda.

**Description**

The property comprises a PUBLIC HOUSE on the ground floor, a COMMERCIAL KITCHEN and RESIDENTIAL ACCOMMODATION on the first floor and RESIDENTIAL ACCOMMODATION on the second floor. There is ANCILLARY ACCOMMODATION in the basement, a LARGE BEER GARDEN to the rear and a roof terrace at first floor level.

**Tenure**

Freehold.

**VAT**

VAT is applicable on this lot.

**Six Week Completion Available**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	143.26 sq m	(1,542 sq ft)	<b>ENTERPRISE INNS PLC (1)</b>	35 years from completion until 2046 on a full repairing and insuring lease (2)(3)	£65,000	2016 and 5 yearly
Ground	Public House	184.89 sq m	(1,990 sq ft)				
First	Residential/Kitchen	78.31 sq m	(843 sq ft)				
Second	Residential	53.16 sq m	(565 sq ft)				
<b>Totals</b>		<b>459.62 sq m</b>	<b>(4,940 sq ft)</b>			<b>£65,000</b>	

(1) 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 £753,000,000, EBITDA of £405,000,000, a pre-tax profit before exceptional items of £175,000,000 and net assets of £1,407,000,000. (Source: Company Website Year End Report)  
(2) The lease provides for a tenant's option to determine the lease on the 25th anniversary of the term on giving at least six months' written notice.  
(3) The property has been sub-let on a tied lease to Aragon Inns Limited.

**For further details please contact:**

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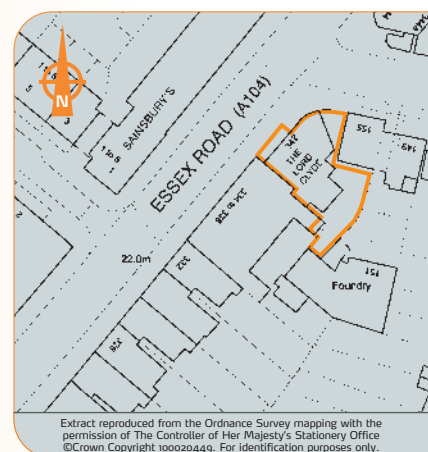
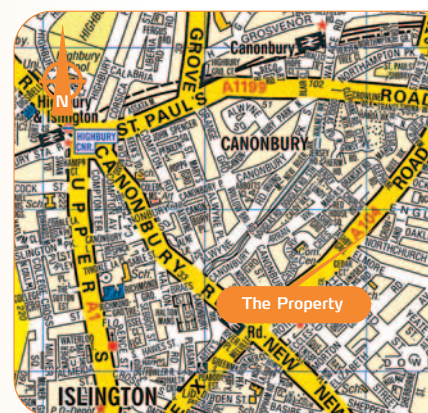
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**Acuitus Finance**

Finance terms are available for this lot.  
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