

lot 5

The Railway Bell, 13 East Barnet Road New Barnet, Greater London EN4 8RR

Rent
£104,932
per annum
exclusive

Freehold Public House Investment

- Let to J D Wetherspoon plc until 2034 (subject to option)
- 18 years unexpired term
- Prominently located
- Affluent North London suburb
- 5 yearly upwards only rent reviews
- Neighbouring occupiers include L A Fitness, Sainsbury's, Ladbrokes and Pizza Hut



lot 5

Rent
£104,932
per annum
exclusive**Location**

Miles: 4 miles north of Finchley
10 miles north of Islington
12 miles north of City of London

Roads: M1, A1000, M25, A406

Rail: New Barnet Rail, High Barnet Tube (Northern Line),
Cockfosters Tube (Piccadilly Line)

Air: City Airport, Heathrow Airport, Luton Airport,
Stansted Airport

Situation

The property occupies a highly prominent position on the north side of the busy East Barnet Road opposite the junction with Approach Road. East Barnet Railway Station is directly opposite the property with Junction 24 of the M25 2 miles to the north.

New Barnet is a strategically located and well connected leafy and affluent North London suburb. Neighbouring occupiers include L A Fitness, Sainsbury's, Ladbroke's and Pizza Hut.

Description

The property comprises a PUBLIC HOUSE on the ground floor and ANCILLARY ACCOMMODATION on the first floor. Additionally, there is a THREE ROOM MANAGER'S FLAT at first floor level. There is further ANCILLARY ACCOMMODATION in the basement. The property benefits from a conservatory opening onto an attractive terraced area and a car park to the rear.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	26.14 sq m (281 sq ft)	J D WETHERSPOON PLC (1)	35 years from 31/03/1999 until 30/03/2034 on a full repairing and insuring lease (2)	£104,932	2014 and 5 yearly (3)
Ground	Public House	277.98 sq m (2,992 sq ft)				
First	Ancillary	18.73 sq m (201 sq ft)				
First	Manager's Flat	79.30 sq m (854 sq ft)				
Totals		402.15 sq m (4,328 sq ft)			£104,932	

(1) For the year ending 25th July 2010, J D Wetherspoon plc reported a turnover of £996,327,000, pre-tax profits of £71,015,000 and net assets of £162,141,000. J D Wetherspoon opened 47 pubs in the financial year ending 2010 resulting in a total estate of 775 pubs. (Source: JD Wetherspoon plc Annual Report & Accounts 2010).

(2) The lease provides for a tenant's option to determine the lease on the expiry of the 30th year of the term on giving at least 13 months' written notice.

(3) The lease provides for the rent to be reviewed upwards only to open market rental value.

For further details please contact:**John Mehtab**

Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acuitus.co.uk

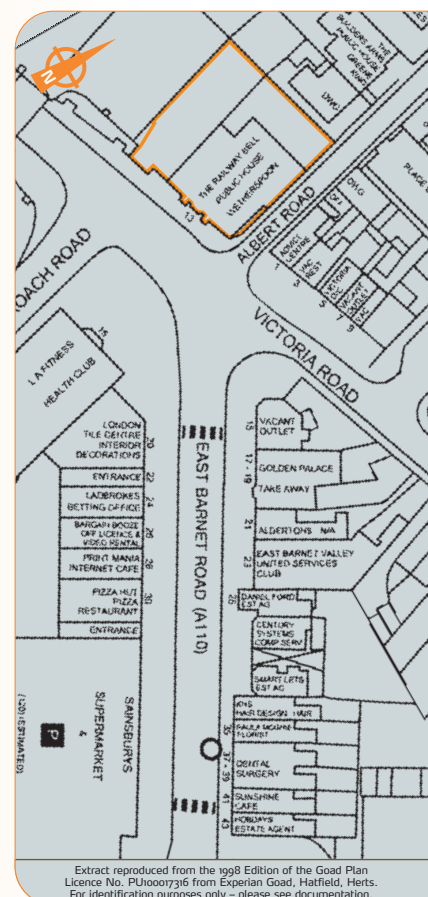
Peter Cunliffe

Tel: +44 (0)20 7034 4852 Fax: +44 (0)20 7034 4869.
Email: peter.cunliffe@acuitus.co.uk

www.acuitus.co.uk

Solicitors:**Edwin Coe LLP**

2 Stone Buildings, Lincolns Inn,
London WC2A 3TH.
Tel: +44 (0)20 7691 4105 Fax: +44 (0)20 7691 4176.
Email: laura.hopps@edwincoe.com
Ref: Laura Hopps.



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