

lot 8

Coach and Horses Public House, 173-175 Clapham Park Road London SW4 7EX

Rent
£65,000
per annum
exclusive

Freehold Public House Investment

- Let to Enterprise Inns plc until 2046 (subject to option)
- Affluent and fashionable South-West London location
- 800 metres east of Clapham Common
- 2 miles south-west of the Oval Cricket Ground
- 5 yearly rent reviews

On behalf of
Enterprise Inns plc



lot 8

Rent
£65,000
per annum
exclusive



Location

Miles: 400 metres east of Clapham Common
2 miles south of the Oval Cricket Ground
3.5 miles south of Victoria

Roads: A3, A23, A205 (South Circular Road)

Rail: Clapham Common Tube (Northern Line),
Clapham North Tube (Northern Line),
Brixton Tube (Victoria Line/Overground)

Air: Heathrow Airport, City Airport

Situation

The property is situated on the north side of Clapham Park Road (A2217) opposite the junction with Northbourne Road with Clapham Common just 800 metres to the west. Clapham is a fashionable and affluent South-West London suburb. Clapham High Street is some 600 metres to the north.

Description

The property comprises a PUBLIC HOUSE on the ground floor, a FUNCTION ROOM and KITCHEN on the first floor and RESIDENTIAL ACCOMMODATION on the second floor. There is ANCILLARY ACCOMMODATION in the basement.

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	95.09 sq m	(1,024 sq ft)	ENTERPRISE INNS PLC (1)	35 years from completion until 2046 on a full repairing and insuring lease (2)(3)	£65,000	2016 and 5 yearly
Ground	Public House	130.61 sq m	(1,406 sq ft)				
First	Function Room/Kitchen	92.65 sq m	(997 sq ft)				
Second	Residential	50.00 sq m	(538 sq ft)				
Totals		368.35 sq m	(3,965 sq ft)			£65,000	

(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 S & B Pub Company Limited.

For further details please contact:

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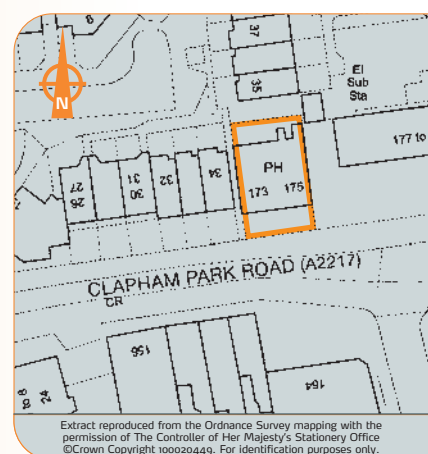
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Acuitus Finance

Finance terms are available for this lot.
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