

lot 13

The Walrus Social, 172 Westminster Bridge Road Waterloo, London SE1 7RW

Rent
£60,000
per annum
exclusive

Freehold Public House Investment

- Let to Enterprise Inns plc until 2046 (subject to option)
- Prominent corner position
- 500 metres from the South Bank of the River Thames and London Eye
- 1.5 miles from City of London
- Next to Waterloo International Railway Station
- 5 yearly rent reviews

On behalf of
Enterprise Inns plc



lot 13

Rent
£60,000
per annum
exclusive



Location

Miles: 1.5 miles south of City of London
500 metres from the South Bank/River Thames and London Eye
Roads: A23, A3, A202, A2, A215
Rail: Lambeth North Tube (Bakerloo Line), Waterloo Overground/Tube (Northern, Bakerloo and Jubilee lines)
Air: City Airport

Situation

The property occupies a prominent corner position on the north side of Westminster Bridge Road (A23) at the junction with Lower Marsh. The South Bank/River Thames, with major tourist attractions including the iconic London Eye, is some 500 metres to the west. Waterloo International Railway Station, a major transport hub, is immediately to the north of the property.

Description

The property comprises a PUBLIC HOUSE on the ground and first floor and RESIDENTIAL ACCOMMODATION on second, third and fourth floors. 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	70.00 sq m	(750 sq ft)	ENTERPRISE INNS PLC (1)	35 years from completion until 2046 on a full repairing and insuring lease (2)(3)	£60,000	2016 and 5 yearly
Ground	Public House	70.00 sq m	(750 sq ft)				
First	Public House	70.00 sq m	(750 sq ft)				
Second	Residential	49.00 sq m	(527 sq ft)				
Third	Residential	49.00 sq m	(527 sq ft)				
Fourth	Residential	49.00 sq m	(527 sq ft)				
Totals		357.00 sq m	(3,831 sq ft)			£60,000	

(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 Mr T Stevens.

For further details please contact:

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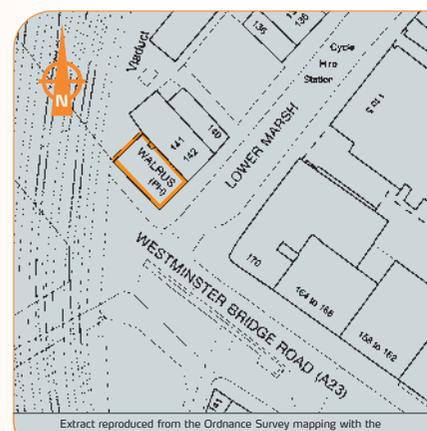
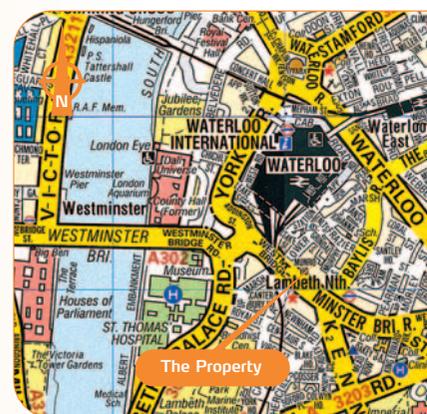
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Acuitus Finance

Finance terms are available for this lot.
Please contact Stuart Buchanan.
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