

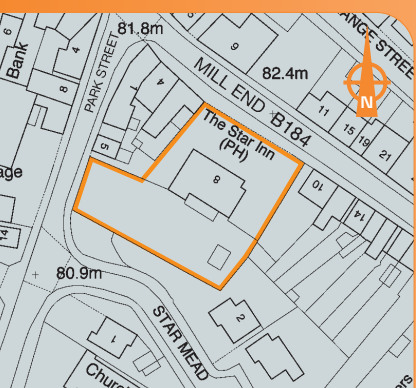
lot 25

The Star Public House, Mill End, Thaxted, Near Bishop's Stortford
Essex, CM6 2LT

Rent
£25,000
per annum
exclusive

Freehold Public House Investment

- Let to Adnams plc until 2025
- Located in Historic and Attractive Essex town
- Rent Review June 2011
- Approximately 0.13 hectares (0.33 acres)
- 10 miles north of Stansted airport.
- Rent gear to 75% of Open Market Rental Value



Location

Miles: 10 miles north-east of Bishop's Stortford, 23 miles south of Cambridge, 8 miles south-east of Saffron Walden

Roads: M11, A120, B184

Rail: Stansted Airport Rail, Newport (Essex) Rail, Elsenham Rail

Air: Stansted Airport

Situation

Thaxted is a well preserved historic and attractive Essex town that appears in the Domesday Book. The town is popular among tourists and is located some 10 miles north-east of Bishop's Stortford and 8 miles south-east of Saffron Walden. The property is prominently situated on the south side of the busy Mill End (B184) close to its junction with Town Street and Park Street.

Description

The property, a substantial and attractive traditional building, comprises public house accommodation on the ground floor and residential accommodation on the first floor. The property benefits from a site area of approximately 0.13 hectares (0.33 acres) which provides forecourt parking for up to 10 vehicles and a substantial beer garden with frontage to Park Street. The tenant has recently carried out a refurbishment programme to the roof.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	168.63 sq m (1,815 sq ft)	ADNAMS PLC (1) (2)	32 years from 16/11/1993 until 2025 (2)	£25,000	01/06/2011 and 3 yearly (4)
First	Residential - 5 Rooms	92.45 sq m (995 sq ft)				
Totals		261.08 sq m (2,810 sq ft)			£25,000	

- (1) Adnams plc operate over 70 of their own pubs across East Anglia (Source: www.adnams.co.uk) For the year ending 31st December 2009, Adnams plc reported a turnover of £51,321,000, pre-tax profits of £3,110,000 and net assets of £24,143,000. (Source: www.riskdisk.com 16/03/2011)
- (2) The tenant has sublet the property to the pub operator on a tied lease.
- (3) The lease provides for the rent to be reviewed to 75% of the Open Market Rental Value.

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