

lot 14

The Bear Public House, 397A High Road Wembley, Middlesex HA9 6AA

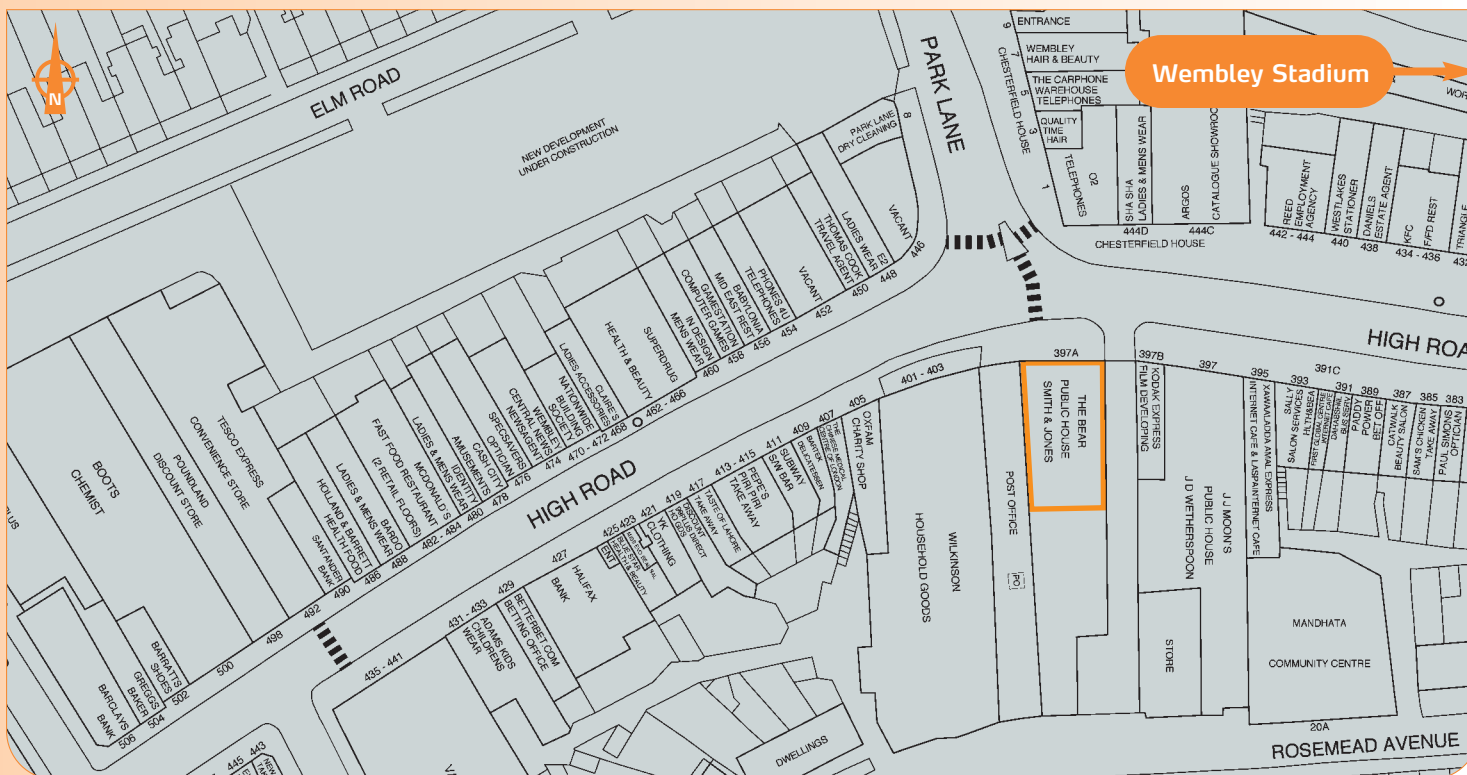
Rent
£94,000
per annum
exclusive

Freehold Public House Investment
close to Wembley Stadium

- Entirely let to Barracuda Pub Company Limited until 2030
- Prominent position in sought after location some 200 metres from Wembley Central Underground and Mainline Railway Station

- Situated within walking distance of Wembley Stadium
- Nearby occupiers include Wilkinson, Oz, Superdrug, Wetherspoons and Tesco
- Six Week Completion Period Available





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£94,000
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exclusive

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Location

Distance: 800 metres west of Wembley Stadium
8 miles north-west of Central London
Roads: A40, A406
Rail: Wembley Central Railway and Underground Station (Bakerloo Line)
Wembley Stadium Railway Station
Wembley Park Underground Station (Metropolitan and Jubilee Line)
Air: Heathrow International Airport

Situation

The property is situated in a strong trading position on the south side of High Road within walking distance of Wembley Stadium. Nearby occupiers include Wilkinson, Boots, O2, Superdrug, Tesco and Wetherspoons.

Description

The property comprises a substantial public house with residential accommodation on first and second floors. The first floor, accessed internally, comprises 5 large rooms, bathroom, kitchen and store in addition to a flat with 2 rooms, kitchen and bathroom and a flat with 1 room and bathroom. The second floor benefits from a 5-room flat with kitchen, bathroom and separate WC and another studio flat.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Public House	363.06 sq m (3,908 sq ft)	BARRACUDA PUB COMPANY LIMITED (on assignment) (1)	35 years from 09/11/1995 until 2030 on a full repairing and insuring lease	£94,000	09/11/2010 and five yearly
Basement	Cellar	37.16 sq m (400 sq ft)				
First	Residential	170.11 sq m (1,831 sq ft)				
Second	Residential	152.36 sq m (1,640 sq ft)				
Totals		722.69 sq m (7,779 sq ft)			£94,000	

(1) Barracuda Pub Company Limited is a subsidiary of Barracuda Pub Group Limited. Formed in July 2000, the award-winning Barracuda Pub Group operates pubs and bars across England, Wales and Scotland under three principal trading formats: Smith & Jones, Varsity and Cape. Barracuda Pub Group's significant expansion plans have helped it to become one of the top 10 largest managed pub companies in the country. They currently trade from over 200 pubs across the UK
(Source: www.barracudapubgroup.co.uk). For the year ending 25th September 2010, Barracuda Pub Company Limited reported a turnover of £21,900,000, pre-tax losses of £150,000 and a net worth of £18,686,000. (Source: www.riskdisk.com 11/11/2011)

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