

The Beehive Public House, 21 Bartholomew Street London SE1 4AL

lot 10

Freehold Reversionary Public House Investment

- Entirely let to Enterprise Inns Plc until 2025
- Central London location set to benefit from a £1.5bn, 55 acre regeneration scheme
- Significant reversionary value to be realised in 2025
- Situated close to the City of London and the cultural hub of the South Bank Arts Centre
- Six Week Completion Available

Rent
£250
per annum
exclusive



On behalf of **b+tlc** BARTS AND THE LONDON CHARITY

Location

Miles: 1.5 miles from London's West End, 1 mile from the historic City of London

Roads: A2, A100, A201

Rail: Elephant and Castle Rail Station and London Underground Station (Bakerloo & Northern Line), Waterloo Rail Station

Air: London City Airport

Situation

The property is situated in a prominent corner position on the junction of Bartholomew Street and Great Dover Street (A2) within Elephant and Castle just south of the River Thames and Tower Bridge. The area is part of a £1.5bn, 55 acre regeneration scheme to improve housing, infrastructure and all local amenities.

The property benefits from its close proximity to the historic City of London business district, The South Bank Arts Centre and the shopping and business precincts of the West End.

Description

The property comprises a public house over ground floor and basement and benefits from residential accommodation on the first and second floors accessed both internally and externally. The residential accommodation currently comprises 3 bedrooms, kitchen and WC facilities on each floor.

Tenure

Freehold

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Public House	180.42 sq m	1,942 sq ft	ENTERPRISE INNS PLC (1)(2)	90 years from 29/09/1935	£250
Basement	Ancillary	93.67 sq m	1,008 sq ft			28/09/2025
First	Residential	81.03 sq m	872 sq ft			
Second	Residential	65.65 sq m	707 sq ft			
Totals		420.77 sq m (4,529 sq ft) (3)			£250	

1) Enterprise Inns Plc is one of the UK's leading operators of leased and tenanted pubs, with well over 6,000 outlets. For the year ending 30th September 2011, Enterprise Inns Plc reported a turnover of £711,000,000, EBITDA of £366,000,000 and a pre-tax profit before exceptional items of £177,000,000. (Source: Company Website Financial Summary 24/08/2012)

(2) The entire property has been sublet to Haci-Ali Yilmaz for a term of 20 years, expiring on 25th September 2025. A copy of the sublease is available within the legal documents.

(3) The property has been measured on a gross internal basis.

For further details please contact:

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