

The County Tavern, 220 Abington Avenue Northampton, Northamptonshire NN1 4PR

lot 27

Freehold Public House Investment

- Prominent position adjacent to Northamptonshire County Cricket Club
- Entirely let to Punch Partnerships (PTL) Limited with a guarantee from Punch Taverns (PGE) Limited

- Lease expires April 2029 (no breaks)
- Situated in a densely populated and attractive suburb of Northampton

Rent
£50,000
per annum
exclusive



On behalf of
Northamptonshire
County Cricket
Club Limited



Location

Miles: 21 miles north-west of Milton Keynes
35 miles south-east of Leicester
55 miles south-east of Birmingham
Roads: A4500, A5095, A45, M1 (Junction 15)
Rail: Northampton Railway Station (direct to London Euston
c. 60 mins)
Air: London Luton Airport, East Midlands Airport

Situation

The property is situated in a densely populated and attractive suburb of Northampton on the south side of Abington Avenue. The property lies adjacent to Northamptonshire County Cricket Club. A Lloyds Pharmacy and a BP Petrol Station with a Marks & Spencer Simply Food are all nearby.

Description

The property comprises a ground floor public house with kitchen, ancillary and living accommodation on the upper floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	205.28 sq m	(2,210 sq ft)	PUNCH PARTNERSHIPS (PTL) LIMITED, guaranteed by Punch Taverns (PGE) Limited (1)	16 years from 02/04/2013 until 01/04/2029 on a full repairing and insuring lease	£50,000	02/04/2016 and four yearly
Ground	Storage	148.73 sq m	(1,601 sq ft)				
Ground	Lean-To	37.98 sq m	(409 sq ft)				
First	Ancillary	231.68 sq m	(2,494 sq ft)				
Second	Ancillary	Not Measured					
Totals (2)		623.67 sq m	(6,714 sq ft)			£50,000	

- (1) Punch Partnerships (PTL) Limited is ultimately owned by Punch Taverns plc who for the year ending 17th August 2013, reported a turnover of £457,600,000, pre-tax profits of £17,050,000 and a net worth of £119,000,000. (Source: www.riskdisk.com)
Punch Taverns are one of the UK's leading pub companies. Punch Taverns was founded in 1997, and has grown its portfolio of around 4,300 pubs to lease nationwide. (Source: www.punchtaverns.com). We understand the property has been sublet.
(2) The gross internal floor areas have been deduced from gross external measurements taken on-site only.

For further details please contact:

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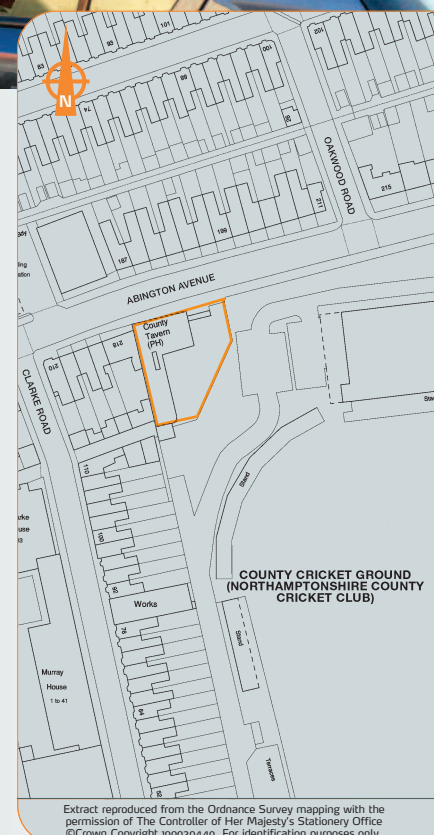
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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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