

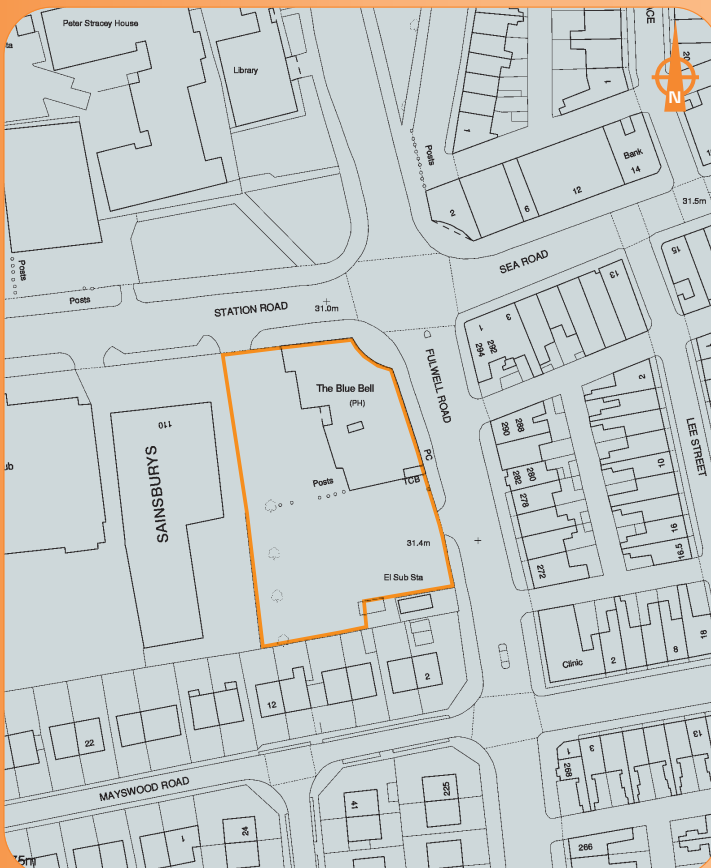
# lot 29

## The Bluebell, Fulwell Road Fulwell, Sunderland, Tyne & Wear SR6 9AD

Rent  
**£92,451**  
per annum  
exclusive

Freehold Public House Investment

- Let to Stonegate Pub Company Limited until 2040 (no breaks)
- 5 yearly rent reviews linked to the Retail Price Index
- Popular community pub
- Prominent corner position at busy crossroads adjacent to Sainsbury's Superstore
- Substantial ground floor trading area





lot 29

Rent  
£92,451  
per annum  
exclusive**Location**

Miles: 2 miles north of Sunderland city centre  
13 miles north-east of Durham  
14 miles south-east of Newcastle

Roads: B1291, A1018, A1(M)

Rail: Sunderland Railway Station

Air: Newcastle International Airport

**Situation**

The property is situated at the busy crossroads of Fulwell Road, Sea Road, Dene Lane and Station Road (B1291) leading to the Newcastle Road (A1018). A Sainsbury's Superstore lies adjacent to the property while other nearby occupiers include Vets 4 Pets and Subway.

**Description**

The property comprises a ground floor public house with basement cellar and a function room and four bedroom manager's flat on the first floor. In addition, there is a self-contained retail unit fronting Fulwell Road which is currently occupied by a sub-tenant. The entire property occupies a substantial site of approximately 0.286 hectares (0.707 acres) including a large car park to the rear.

**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
Basement	Cellar	177.94 sq m	(1,915 sq ft)	<b>STONEGATE PUB COMPANY LIMITED (1)</b>	25 years from completion until 2040 on a full repairing and insuring lease (2)	£92,451	2020 and five yearly (3)
Ground	Public House	599.55 sq m	(6,453 sq ft)				
First	Function Room	169.38 sq m	(1,823 sq ft)				
	Residential – 4 bed flat	132.43 sq m	(1,425 sq ft)				
Ground	Retail	68.24 sq m	(735 sq ft)				
<b>Totals</b>		<b>1,147.54 sq m</b>	<b>(12,351 sq ft)</b>			<b>£92,451</b>	

(1) For the year ending 28th September 2014, Stonegate Pub Company Limited reported a turnover of £557,699,000 and a net worth of £99,379,000.

(Source: Stonegate Pub Company Limited Annual Report and financial statements). For the full accounts please refer to the legal pack. Stonegate Pub Company Limited began trading in 2010 following the acquisition of 333 Mitchells & Butlers pubs. In 2011, Stonegate merged with Town & City Pub Company Limited adding a further 230 UK pubs to its estate, including the Yates's and Slug & Lettuce brands. The company is the UK's largest privately held managed pub operator with approximately 620 pubs and bars. Stonegate is owned by investment funds managed by TDR Capital LLP. (Source: www.tdrcapital.com)

(2) The tenant is currently occupying under the terms of an existing lease which will be extended until 2040 by virtue of a reversionary lease upon completion of the sale providing an unbroken unexpired term of 25 years.

(3) The rent reviews are linked to the Retail Price Index subject to uplifts comprising a minimum of 1% and a maximum of 4% per annum compounded.

NB. The adjacent Sainsbury's also use the car park for customer parking and has a sub lease over 15 car parking spaces.

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