

The Happy Landing Public House, Clare Road Stanwell, Near Heathrow, Surrey TW19 7QU

lot 42

Highly Reversionary Freehold Ground Rent Investment

- Entirely let to Unique Pub Properties Limited (t/a The Happy Landing Public House)
- Valuable reversion in February 2053
- Adjacent to Sainsbury's Local and close to Heathrow International Airport
- Benefits from beer garden to the rear and rights to car parking

Rent
£225
per annum
exclusive



Location

Miles: 8 miles east of Windsor
10 miles west of Richmond
20 miles west of Central London
Roads: B378, A3044, M25 (Jct 14)
Rail: Heathrow Terminal 4 & 5
Air: Heathrow International Airport

Situation

Stanwell is a suburban London village located just to the south of Heathrow International Airport. The property is situated on the southern side of Clare Road, close to its junction with Hadrian Way and next to a couple of retail parades housing occupiers including Sainsbury's Local, Coral Betting and the Post Office along with a number of local retailers.

Description

The property comprises a detached two storey public house and benefits from a beer garden to the rear, a small yard area to the side and front and rights to car parking in the adjoining site.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Site Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground/ First	Public House	0.346 acres (0.14 hectares)	UNIQUE PUB PROPERTIES LIMITED (t/a The Happy Landing Public House) (1)	99 years less 10 days from 26/02/1954	£225	15/02/2053
Totals		0.346 acres (0.14 hectares)			£225	

(1) For the year ending 30th September 2014, Unique Pub Properties Limited reported a turnover of £153,925,000, pre-tax profits of £39,700,000 and a total net worth of £911,008,000. (Source: www.riskdisk.com 02/06/2015)

For further details please contact:

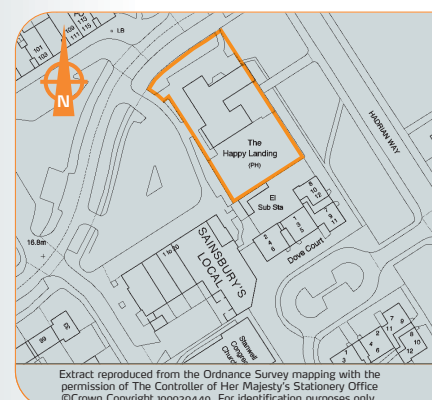
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Buyer's Legal Report Service

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Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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