

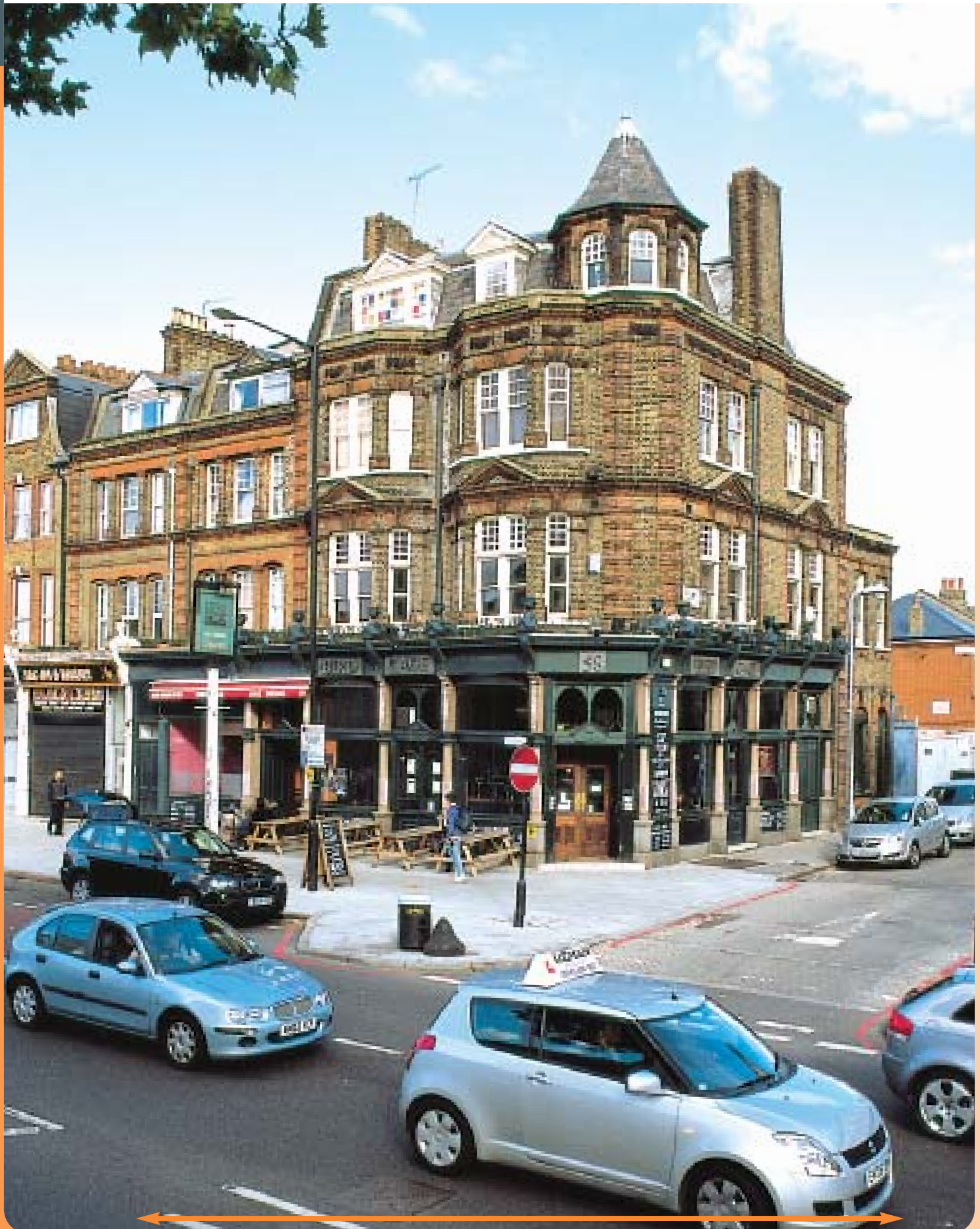
lot 4

The Birdcage Public House, 58 Stamford Hill Stoke Newington, London N16 6XS

Rent
£70,000
per annum
exclusive

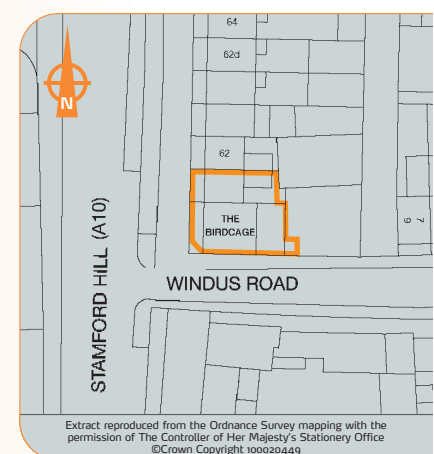
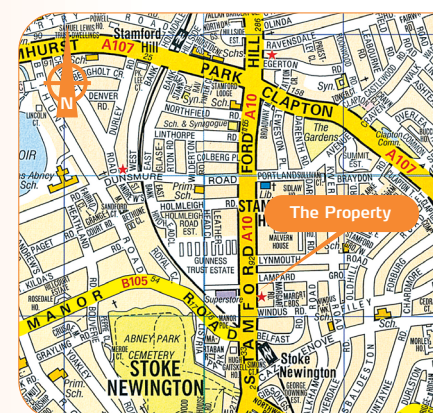
Freehold Public House Investment

- Let to Enterprise Inns plc until 2045 (subject to option)
- Popular North London location
- 3.5 miles north of City of London
- 5 yearly rent reviews
- Located on major North London thoroughfare



lot 4

Rent
£70,000
per annum
exclusive



Location

Miles: 3.5 miles north of City of London
Roads: A10, A1, A501
Rail: Stoke Newington Rail (London Overground)
Air: City Airport, Heathrow Airport

Situation

The property is situated on the east side of the busy Stamford Hill (A10) at its junction with Windus Road. Stamford Hill (A10) is the main arterial route from the City of London through North London. Neighbouring occupiers include William Hill, Topps Tiles, Carpetright and Morrisons which is opposite the property.

Description

The property comprises a PUBLIC HOUSE on ground and ANCILLARY ACCOMMODATION on the first, second and third floors.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	50.00 sq m (538 sq ft)	ENTERPRISE INNS PLC (1)	35 years from completion until 2045 on a full repairing and insuring lease (2)(3)	£70,000	2015 and 5 yearly
Ground	Public House	271.00 sq m (2,917 sq ft)				
First	Ancillary	190.00 sq m (2,045 sq ft)				
Second	Ancillary	170.00 sq m (1,830 sq ft)				
Third	Ancillary	100.00 sq m (1,076 sq ft)				
Totals		781.00 sq m (8,406 sq ft)			£70,000	

(1) Enterprise Inns plc is one of the UK's leading operators of leased and tenanted pubs, with approaching 7,400 outlets. For the year ended 30th September 2009, Enterprise Inns plc reported a turnover of £818m, EBITDA of £445m, pre-tax profits before exceptional items of £208m and net assets of £1.36bn. (Source: Company Website – Annual Report and Accounts 2009)
(2) The lease provides for a tenant's option to determine the lease on the 25th anniversary of the term on giving at least six month's written notice.
(3) The property has been sub-let on a tied lease to an individual.

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