

lot 14

Rent
£132,500
per annum
exclusive

The George Public House, 2-8 High Street Staines, Greater London TW18 4EE

Freehold Public House Investment

- Let to J D Wetherspoon plc until June 2031 (no breaks)
- Next Rent Review June 2016
- Approximately 676.43 sq m (7,281 sq ft)
- Prominent town centre location fronting Two Rivers Retail Park
- Close to Elmsleigh Shopping Centre, Debenhams, Sports Direct and WH Smith





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Location

Miles: 6 miles south-east of Windsor
19 miles west of Central London
21 miles north-east of Guildford
Roads: A30, M3, M4, M25
Rail: Staines Railway Station
Air: London Heathrow Airport

Situation

The property is prominently situated on the north side of the High Street, at its western end, opposite Thames Street. The property benefits from close proximity to both Two Rivers Retail Park and Elmsleigh Shopping Centre, with other nearby occupiers including Debenhams, WH Smith, New Look, River Island, Monsoon, Pizza Express and Dorothy Perkins.

Description

The property comprises a double-fronted public house with accommodation over basement, ground and first floors. Both the ground and part first floors provide bar/restaurant accommodation with ancillary space at basement level. In addition the property benefits from a terrace and access 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
Ground/ Basement/First	Public House/ Ancillary	676.43 sq m (7,281 sq ft)	JD WETHERSPOON PLC (1)	35 years from 24/06/1996 until 23/06/2031	£132,500	24/06/2016 and five yearly thereafter
Totals		676.43 sq m (7,281 sq ft)			£132,500	

(1) For the year ending 27th July 2014, JD Wetherspoon plc reported a turnover of £1,409,333,000, pre-tax profits of £78,365,000 and a total net worth of £200,330,000. (Source: Experian Group: 06/11/2015)

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See: www.acuitus.co.uk for further details



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