

The Prince Albert Public House, 418 Coldharbour Lane Brixton, London SW9 8LF

lot 22

Highly Reversionary Freehold Ground Rent Investment

- Let to Greene King Neighbourhood Estate Pubs Limited - a part of Greene King Plc - on a 99 year lease until March 2036
- Valuable freehold reversion in approximately 20 years
- Excellent location in popular south-west London suburb
- Nearby retailers include Topshop, H & M, Sainsbury's, Boots the Chemist, WH Smith, Poundland and Superdrug

Rent
£135 per
annum
exclusive



Location

Miles: 300m from Brixton Underground Station
3.5 miles south-west of Central London
Roads: A3, A202
Rail: Brixton Underground (Victoria Line) and Rail Station
Air: London Airports: City (8 miles), Heathrow (15 miles), Gatwick (21 miles)

Situation

The property is situated in a prominent location on the north side of Coldharbour Lane (A2217) between its junctions with Electric Lane and Rushcroft Road. The property is located in a popular restaurant/bar destination with nearby restaurants including Franco Manca, CHICKENLIQUOR and a number of independent occupiers. Nearby retailers include Topshop, H & M, Sainsbury's, Boots the Chemist, WH Smith, Poundland and Superdrug. The property fronts the popular Brixton Village & Market Row markets.

Description

The property comprises a public house on ground floor, with ancillary accommodation at basement level and self-contained residential accommodation at the first and second floors. Access to the residential part is from Coldharbour Lane and the property benefits from a beer terrace to the rear of the ground floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Public House/Ancillary	146.41 sq m (1,576 sq ft)	GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED (1)	99 years from 25/03/1937 on a full repairing and insuring lease	£135	25/03/2037
Basement	Cellar	59.22 sq m (637 sq ft)				
First	Residential/Ancillary - 2 rooms, kitchen and office	57.13 sq m (615 sq ft)				
Second	Residential - 4 rooms, bathroom & WC Ancillary	59.36 sq m (639 sq ft)				
Totals		322.08 sq m (3,467 sq ft)			£135	

(1) Greene King were founded in 1799 and are now the leading pub operator in the UK, running over 3,000 pubs nationwide. Greene King is made up from a number of different brands including Hungry Horse, Chef & Brewer, Farmhouse Inns and Flaming Grill as well as Greene King Local Pubs. For the year ending 3rd May 2015, Greene King Neighbourhood Estate Pubs Limited reported pre-tax profits of £7,632,000 and a total net worth of £465,587,000 - Greene King Neighbourhood Estate Pubs Limited's ultimate holding company is Greene King Plc. (Sources: www.greeneking.co.uk and Experian Group 01/09/2016).

For further details please contact:

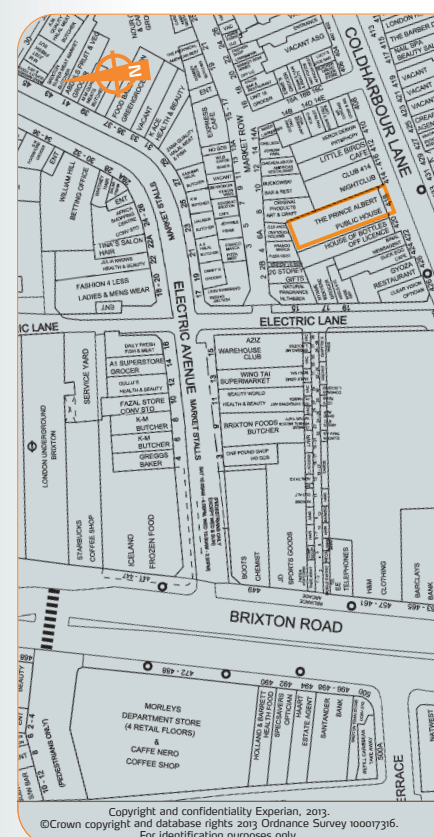
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Buyer's Legal Report Service

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