

Edward Rayne Public House, 8-12 Coombe Lane, Raynes Park, West Wimbledon, London SW20 8ND

lot 49

Freehold Public House and Residential Investment

- Public House let to JD Wetherspoon Plc until 2041 (subject to option)
- Affluent South-West London suburb
- Busy position some 100 metres from Raynes Park Railway Station (21 mins direct to London Waterloo)
- 2016 rent review to be settled
- Neighbouring occupiers include Boots the Chemist, Starbucks, Greggs and Lloyds Bank

Rent
£76,800 per
annum
exclusive



Location

Miles: 8 miles south-west of London's West End
3 miles east of Kingston upon Thames
5 miles south-east of Richmond

Roads: A3, A24, M25

Rail: Raynes Park Rail Station (21 mins direct to London Waterloo)

Air: London Heathrow Airport, London Gatwick Airport

Situation

Raynes Park is an affluent South-West London suburb some 1 mile south-west of Wimbledon Town Centre and Wimbledon Common. The property is prominently situated on the north side of the busy Coombe Lane at its junction with Raynes Park Bridge and some 100 metres east of Raynes Park Railway Station (21 mins direct to London Waterloo). Neighbouring occupiers include Boots the Chemist, Starbucks, Greggs and Lloyds Bank. Waitrose, Sainsbury's and Costa are also close by.

Description

The property comprises a triple frontage ground floor public house with basement and part first floor ancillary accommodation and 12 residential flats on part first, second and third floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas	Tenant	Term.	Rent p.a.x.	Reviews
Ground, Part First and Basement	Public House/ Ancillary	780 sq m (8,400 sq ft) (4)	JD WETHERSPOON PLC (1)	35 years from 27/03/2006 until 2041 on an effective full repairing and insuring lease (2)	£75,000	27/03/2016 and 5 yearly thereafter.
Part First, Second & Third	Residential	12 residential flats	INDIVIDUALS	125 years from 25/03/2006	£1,800 (3)	25/03/2035 and every 25 years thereafter
Total Commercial Area		780 sq m (8,400 sq ft)			£76,800	

(1) For the year ending 26/07/2015, JD Wetherspoon Plc reported a turnover of £1,513,923,000, pre-tax profits of £58,732,000 and a total net worth of £192,896,000. (Source: www.riskdisk.com 12/09/2016).

(2) The lease provides for a tenant option to determine the lease on 26/03/2021.

(3) The leases provide for the rent to double every 25 years.

(4) The net internal area above is stated in the rent review clause of the lease.

For further details please contact:

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