

lot 42

Rent
£65,000
per annum
exclusive

The Prince Edward Public House, 38 Parkhurst Road Holloway, London N7 0SF

Freehold Public House Investment

- Approximately 1 mile north of Camden Town
- Let to Enterprise Inns plc until 2045 (subject to option)
- Approximately 0.5 miles west of Arsenal Football Club's Emirates Stadium
- 5 yearly reviews

On the Instructions of
Enterprise Inns plc



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Location

Miles: 2 miles north of King's Cross
3 miles north of Central London

Roads: A503, A1, A10

Rail: Holloway Road Tube (Piccadilly Line),
Caledonian Road Tube (Piccadilly Line)

Air: City Airport

Situation

The property is situated close to the Nags Head shopping area on the west side of Parkhurst Road (A503) at the junction with Williamson Street in a popular residential area. Parkhurst Road forms part of the main transport route from Central London to the North-East via fashionable Camden Town. The modern Arsenal Football Club Emirates Stadium is approximately 0.5 miles to the east.

Description

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

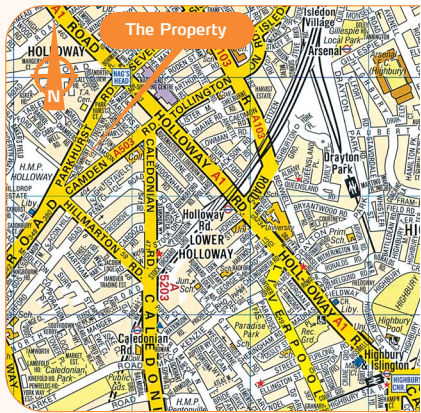
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	20.00 sq m	(215 sq ft)	ENTERPRISE INNS PLC (1)	35 years from completion until 2045 on a full repairing and insuring lease (2)(3)	£65,000	2015 and 5 yearly
Ground	Public House	157.29 sq m	(1,693 sq ft)				
First	Ancillary	157.29 sq m	(1,693 sq ft)				
Second	Residential	91.75 sq m	(987 sq ft)				
Totals		426.33 sq m	(4,588 sq ft)			£65,000	

- (1) Enterprise Inns plc is one of the UK's leading operators of leased and tenanted pubs with 7,399 outlets, as at September 2009. For the year ended 30th September 2009, Enterprise Inns plc reported revenue of £818m, EBITDA of £445m, pre-tax profit before exceptional items of £208m and net assets of £1,365bn. (Source: Annual Report & 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 months' written notice.
- (3) The property has been sub-let on a tied lease to East Crown Limited.

For further details please contact:

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