

lot 30

# The Beehive Public House, 1-3 Montpellier Villas Cheltenham, Gloucestershire GL50 2XE

Rent  
**£65,000**  
per annum  
exclusive

**Freehold Public House Investment**

- Let to Enterprise Inns plc until 2046 (subject to option)
- Close to Cheltenham College and University of Gloucestershire
- Attractive corner building
- Affluent residential area
- 5 yearly rent reviews



On behalf of  
Enterprise Inns plc



lot 30

Rent  
**£65,000**  
per annum  
exclusive**Location**

Miles: 9 miles north-east of Gloucester  
25 miles south of Worcester  
55 miles south of Birmingham  
105 miles west of London

Roads: A40, M5, A435

Rail: Cheltenham Spa Rail

Air: Gloucestershire Airport

**Situation**

The property is situated on the east side of Montpellier Villas at the junction with Back Montpellier Villas, approximately 100 metres from Suffolk Road (A40), which is the main arterial route to London. The property is located in an affluent residential area in close proximity to Cheltenham College and the University of Gloucestershire.

**Description**

The property is an attractive corner building comprising a PUBLIC HOUSE on the ground floor and ANCILLARY ACCOMMODATION on the first floor. There is a CELLAR in the basement and a BEER GARDEN to the rear.

**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
Ground	Public House	252.00 sq m	(2,713 sq ft)	<b>ENTERPRISE INNS PLC (1)</b>	35 years from completion until 2046 on a full repairing and insuring lease (2)(3)	£65,000	2016 and 5 yearly
First	Ancillary	252.00 sq m	(2,713 sq ft)				
<b>Totals</b>		<b>504.00 sq m</b>	<b>(5,426 sq ft)</b>			<b>£65,000</b>	

(1) For the year ended 30th September 2009, Enterprise Inns plc reported a turnover of £818,000,000, a pre-tax profit before exceptional items of £208,000,000 and net assets of £951,000,000. (Source: Company Website Year End Report)

(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 Ashtop Limited.

**For further details please contact:****John Mehtab**

Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.

Email: john.mehtab@acuitus.co.uk

**Harry Woolley**

Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.

Email: harry.woolley@acuitus.co.uk

[www.acuitus.co.uk](http://www.acuitus.co.uk)

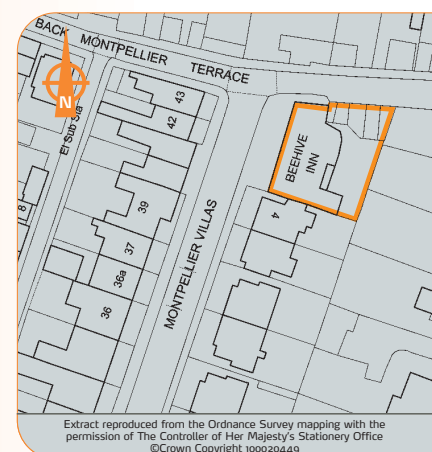
**Solicitors:****Addleshaw Goddard**

Milton Gate, 60 Chiswell Street, London EC1Y 4AG.

Tel: +44 (0)20 7160 3303 Fax: +44 (0)20 7606 4390.

Email: kathryn.green@addleshawgoddard.com

Ref: Kathryn Green.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office  
© Crown Copyright 100020449