

## Lot 42

£97,501 per annum  
exclusive (with annual  
RPI rental increases)

### The White Horse, Upper Portland Street, **Aberystwyth, SY23 2DT**

Freehold Index-Linked Pub/Restaurant Investment





## Tenancy and accommodation

| Floor           | Use                 | Gross Internal Floor Areas (Approx)                   | Tenant                | Term   | Rent p.a.x. | Reviews   |
|-----------------|---------------------|---|-----------------------|--|-------------|---|
| Ground          | Public House        | 284.39 sq m (3,061 sq ft)                             | STONEGATE PUB COMPANY | Approximately 34 years from 29/07/2005 until 13/05/2039 (by way of a lease extension) on a full repairing and insuring lease | £97,501     | RPI-linked rent increases on 14/05/2020 and annually thereafter (collared at 2% pa and capped at 4% pa) |
| Basement        | Cellar              | 43.37 sq m (467 sq ft)                                | LIMITED (1)           |  |             |   |
| First/Mezzanine | Public House        | 178.77 sq m (1,924 sq ft)                             |                       |  |             |   |
| Second          | Staff Accommodation | 3 bedrooms, living room, kitchen, bathroom and office |                       |  |             |   |
| Totals          |                     | 506.49 sq m (5,452 sq ft)                             |                       |  | £97,501     |   |

(1) Stonegate Pub Company is the 4th largest managed pub company in the UK, operating 770 pubs across the country. Brands include Slug & Lettuce, Yates, Classic Inns and Walkabout. Stonegate is owned by investment funds managed by TDR Capital LLP (Source: [www.tdrcapital.com](http://www.tdrcapital.com)).

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### Key Details

- Entirely let to Stonegate Pub Company Limited
- Lease expires May 2039 (20 years unexpired - no breaks)
- Annual RPI linked rent increases (minimum 2% pa and maximum 4% pa)
- Prominent town centre corner location in popular coastal holiday resort and university town
- Nearby national retailers include Boots the Chemist and WH Smith

### Location

**Miles:** 38 miles north-east of Cardigan  
98 miles north-west of Cardiff  
120 miles west of Birmingham  
**Roads:** A44, A487  
**Rail:** Aberystwyth Train Station  
**Air:** Cardiff Airport

### Situation

Aberystwyth is an attractive university market town and popular holiday resort in Ceredigion, Mid West Wales, overlooking Cardigan Bay. The town benefits from a significant influx of seasonal tourists, particularly during the summer months and is popular with students, with Aberystwyth University, Wales' oldest university, established in 1872 being home to about 10,000 students. The property is situated in a prominent town centre location, on the north side of Upper Portland Street at its junction with Terrace Road, a 5 minute walk from Aberystwyth's popular North Beach. Nearby retailers include Boots the Chemist and WH Smith, with Costa Coffee, Greggs, Pandora, Waterstones and JD Sports also represented in the town centre. The town's railway station is 300 metres to the east of the property.

### Description

The property, which is Grade II listed and in a conservation area, comprises a substantial, three storey corner building arranged as a ground floor bar/restaurant and a basement with a beer store and delivery access. The first floor provides a mezzanine style trading area overlooking the ground floor and the second floor provides staff accommodation, comprising three double bedrooms, living room, kitchen, bathroom and office area.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band E. See legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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