

The Ship & Shovell Public House, 1 Craven Passage, Strand City of Westminster, London WC2N 5PH

lot 22

Freehold Public House Investment

- Let to Hall & Woodhouse Limited until 2028
- Prime Central London location
- Important Rent Review in 2013
- 500 metres from Covent Garden and 180 metres from Trafalgar Square
- Downing Street, Whitehall and The Mall close by

Rent
£43,500
per annum
exclusive



Location:

Distance: Covent Garden 500 metres, Trafalgar Square 180 metres, River Thames 240 metres

Rail: London Charing Cross (Mainline and Underground Bakerloo and Northern Line), Embankment Underground (Bakerloo, Northern, District and Circle Lines), Waterloo (Bakerloo, Northern, Jubilee and Waterloo & City Lines)

Air: London City Airport, Heathrow Airport, London Gatwick Airport

Situation:

Craven Passage is situated between Northumberland Avenue and Craven Street immediately south of Strand and is located in the heart of Central London between Victoria Embankment/The River Thames and Strand and just 180 metres of Trafalgar Square. Downing Street, Whitehall and The Mall are close by.

Neighbouring occupiers include the Savoy Hotel, Pizza Express, Jigsaw, McDonald's, Clinton Cards and The National Gallery.

Description:

The property comprises an attractive traditional building with public house accommodation on the ground and first floors and residential maisonette on the second and third floors.

Tenure

Freehold.

VAT

VAT is applicable.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	27 sq m (290 sq ft)	HALL & WOODHOUSE LIMITED	30 years from 25/12/1998 until 2028 on a full repairing and insuring lease	£43,500	December 2013 and 5 yearly
Ground	Public House	37 sq m (400 sq ft)				
First	Public House	30 sq m (323 sq ft)				
Second	Residential	29 sq m (312 sq ft)				
Third	Residential	16 sq m (172 sq ft)				
Totals		139 sq m (1,497 sq ft)			£43,500	

(1) For the year ending 30th January 2010, Hall & Woodhouse Limited reported a turnover of £89,332,000, pre-tax profits of £4,580,000, and a net worth of £94,473,000. (Source: riskdisk.com 27.04.2011)

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

Martin Szamfeber
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
Email: martin.szamfeber@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Redferns
9 Churchill Court, 58 Station Road, North Harrow, Middlesex HA2 7SA.
Tel: +44 (0)20 8424 7070 Fax: +44 (0)20 8424 7050.
Email: ssimmons@redfernsolicitors.com
Ref: Stephen Simmons.

