

**Lot 26, Ivy Tree, 113-117 South Street, Romford, London,
RM1 1NX**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Restaurant/Bar Investment

www.acuitus.co.uk

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Property Information

Freehold Restaurant/Bar Investment

- Restaurant/Bar let to JD Wetherspoon PLC on assignment from Whitbread PLC (lease commenced 1995) t/a Ivy Tree
- Lease expiring December 2030 (no breaks)
- Ground floor of approx. 523.30 sq m (5,633 sq ft)
- Recently undergone substantial refurbishment
- Central Romford location in popular leisure pitch
- Leisure occupiers nearby include JD Wetherspoon, Slug & Lettuce, Yates, McDonalds, KFC, Popeyes and Wendy's

Lot

26

Auction

15th May 2025

Rent

£120,000 per Annum Exclusive

Status

Available

Sector

Leisure, Public House

Auction Venue

Live Streamed Auction

On Behalf of an Investment
Manager

Location

Miles

9 miles north east of Canary Wharf, 14 miles east of Central London

Roads

A12, M25, A125

Rail

Romford Railway Station (Elizabeth Line & Overground)

Air

London City Airport, London Heathrow Airport

Situation

The property is prominently situated on the east side of South Street, a popular leisure pitch with occupiers including JD Wetherspoon, Slug & Lettuce, Yates, McDonalds, KFC, Popeyes and Wendy's. The property is located some 100 metres from Romford Railway Station a short walk to The Brewery Shopping Centre and The Liberty Shopping Centre.

Tenure

Freehold.

Description

The property comprises a substantial ground floor restaurant/bar which has recently undergone a refurbishment program and currently benefits from late licencing hours throughout the week. In addition there are 11 flats on the upper floors which have been sold off on a long lease.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Restaurant/Bar	523.30	(5,633)	JD WETHERSPOON PLC on assignment from Whitbread PLC (currently sublet and t/a Ivy Tree) (1)(2)	35 years from 25/12/1995 until 24/12/2030	£120,000	25/12/2025
First Second	Residential - 11 flats	-	-	ROMFORD DEVELOPMENTS (LONDON) LTD	999 years from 17/12/2004	Peppercom	-
Total		523.30	(5,633) (3)			£120,000	

(1) JD Wetherspoon is one of the UK's most well known pub companies, currently operating over 800 pubs across the UK and Ireland. For the year ending 28/07/2024 JD Wetherspoon PLC reported a Turnover of £2,035,500,000, a Pre-Tax Profit of £60,620,000 and Shareholders Funds of £401,627,000 (NorthRow 16/04/2025). For the year ending 29/02/2024 Whitbread PLC reported a Turnover of £2,959,900,000, a Pre-Tax Profit of £451,700,000 and Shareholders Funds of £3,519,400,000 (NorthRow 16/04/2025).

(2)The ground floor has been sublet to Groggy Ltd at £120,000 pa until 24/09/2030 and trades as Ivy Tree (www.ivytreessex.com).

(3) The floor areas stated above have been provided by the Seller.

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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Blake Morgan
6 New Street Square
London
EC4A 3DJ

Prashant Dave
020 7814 6927
prashant.dave@blakemorgan.co.uk

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2024