

## Thyme at the Tavern Pub, 20 London Street Chertsey, Surrey KT16 8AA

lot 11

Freehold Public House Investment in  
Affluent Commuter Town

- Entirely let to Thyme Lords Limited until 2022
- Prominent corner position in town centre location

- Nearby occupiers include Sainsbury's, Ask Restaurant and Barclays Bank
- Rent Review due June 2012
- Six Week Completion Period Available

Rent  
**£41,250**  
per annum  
exclusive



On behalf of  
**J E Cookson and  
A J Phillips as Joint  
LPA Receivers**



### Location

Miles: 12 miles north of Guildford  
20 miles south-west of Central London  
Roads: M3 (Junction 2), M25 (Junction 12)  
Rail: Chertsey Rail  
Air: London Heathrow, London Gatwick

### Situation

The property is situated in a prominent position at the corner of London Street and Heriot Road in Chertsey town centre. The property benefits from its proximity to Sainsbury's supermarket and other nearby occupiers including Ask Restaurant and Barclays Bank.

### Description

The property comprises a ground floor public house with self-contained residential accommodation accessed from London Street on the first and second floors.

The residential accommodation, currently used by guests, comprises three separate en-suite bedrooms on the first floor and an office and additional bedroom on the second floor. In addition, there is a car park to the rear of the property for approximately 10 cars.

**Tenure**  
Freehold.

**VAT**  
VAT is not applicable to this lot.

**Note**  
This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receiver is not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/Bar	137.77 sq m	<b>THYME LORDS LTD (1) (2)</b>	15 years from 08/06/2007 until 2022	£41,250	08/06/2012 & 08/06/2017
First	Residential	75.40 sq m				
Second	Residential	29.84 sq m				
<b>Totals</b>		<b>243.01 sq m (3)</b>	<b>(2,616 sq ft) (3)</b>		<b>£41,250</b>	

(1) Thyme Lords are a highly reputable catering company, established in 2001 and catering for private parties, weddings and corporate events. Following the success of Thyme Lords Ltd, the same team have launched Thyme at the Tavern. (Source: <http://www.thymeatthetavern.co.uk>)

(2) The tenant's obligations under the lease are guaranteed by the company directors.

(3) Please note that the floor areas were measured on a gross internal area basis.

### For further details please contact:

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### Solicitors:

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