lot 40

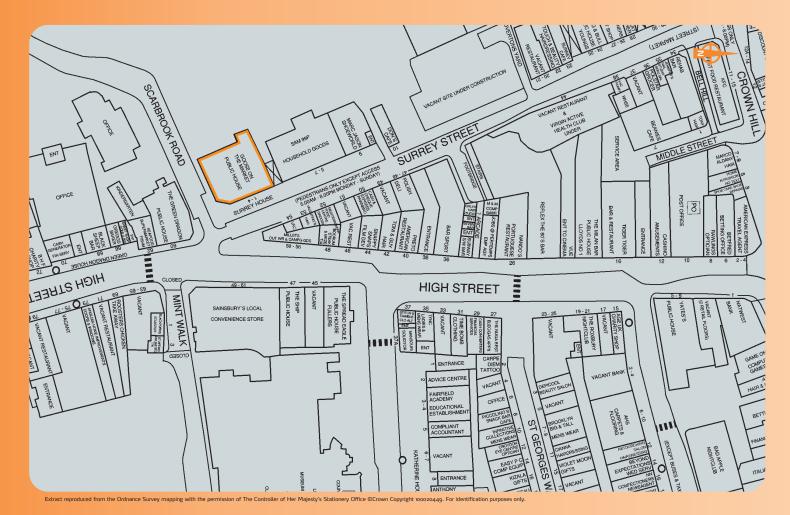
The Goose Public House, Surrey House 1-4 Surrey Street, Croydon CRo 1HB

Rent **£118,500** per annum exclusive

Virtual Freehold Public House Investment

- Public house let on assignment from Mitchells & Butler Retail Limited until 2025
- Prominently located on established leisure circuit
- Active management/residential redevelopment potential of first floor
- Neighbouring occupiers include Sainsbury's, Nando's, Betfred and NatWest
- Six Week Completion







lot 40

Rent £118,500 per annum exclusive

Miles: 11 miles south of Central London Roads: A23, A22, A232, M25 (Junctions 6, 7 & 8) Rail: East Croydon (14 minutes' to London Bridge, 16 minutes to London Victoria) Church Street Tram Stop

Air: London Heathrow, London Gatwick

The property is situated in a prominent corner location in an established leisure circuit within Croydon town centre. Neighbouring occupiers include Sainsbury's, Nando's, Betfred and NatWest. The property is located within close proximity to the proposed Croydon Partnership redevelopment of the Whitgift and Centrale Shopping Centres, a joint venture between Westfield and Hammerson. The scheme will provide 1.5 million square feet of retail and leisure accommodation and between 400-600 new homes (www.thecroydonpartnership.com).

The property forms part of a larger building and comprises ground floor public house accommodation with ancillary accommodation on the first floor and part of the basement. The property benefits from a return frontage and side access for deliveries.

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent. The lease will provide for the buyer to have an option to purchase the Freehold. For details please see a copy of the lease.

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Part Basement Ground First	Ancillary Public House Ancillary	34.39 sq m 394.20 sq m 411.65 sq m	(4,243 sq ft)	Let to Stonegate Pub Company Ltd on assignment from Mitchells & Butlers plc (1)	25 years from 29/09/2000 until 01/09/2025 on a full repairing and insuring lease	£118,500 (2)	29/09/2015 and 5 yearly

Totals 840.24 sq m (9,044 sq ft)

(i) For the year ending 29th September 2012, Mitchells & Butlers plc, formerly Bass Taverns Limited (Company No. 00024542) reported a turnover of £1,889,000,000, pre-tax profits of £83,000,000 and a total net worth of £1,083,000,000. (Source: www.riskdisk.com 5th September 2013) (2) The seller is holding a £71,000 rent deposit.

For further details please contact John Mehtab Tel: +44 (0)20 7034 4855. Email: john.mehtab@acuitus.co.uk Will Moore Tel: +44 (o)2o 7o34 4858. Email: will.moore@acuitus.co.uk www.acuitus.co.uk

Rooks Rider LLP

Challoner House, 19-21 Clerkenwell Close, London EC1R oRR. Tel: +44 (o)2o 7689 7142. Email: gnelson@rooksrider.co.uk Ref: Gary Nelson.