

lot 40

44 Whiteladies Road
Clifton, Bristol BS8 2NH

Rent
£50,000
per annum
exclusive

Virtual Freehold Restaurant Investment

- Let to Enterprise Inns Plc until 2025
- Situated in affluent and busy suburb
- Prominent position in established leisure location
- Located close to Clifton Down Shopping Centre and Railway Station

- Neighbouring occupiers include Boots the Chemist, Sainsbury's, W H Smith, Santander, RBS, Morrisons and Subway
- Six Week Completion



Location

Miles: 1 mile north of Bristol Harbourside and City Centre
13 miles north-west of Bath
40 miles east of Cardiff

Roads: A4, M32, M4 (Junction 19), M5 (Junction 18)

Rail: Clifton Down Railway Station, Bristol Temple Meads Railway Station (direct to London Paddington)

Air: Bristol Airport

The property is in close proximity to Clifton Down Railway Station and the Clifton Down Shopping Centre with retailers including Boots the Chemist, Sainsbury's and W H Smith. Other neighbouring occupiers include Santander, RBS, Morrisons and Subway.

Situation

Clifton is an affluent suburb north of Bristol Harbourside/City Centre and is home to the University of Bristol, The Downs and Clifton Suspension Bridge. The property is situated in a prominent corner position on Whiteladies Road at its junction with Melrose Place on an established leisure pitch of public houses/bars and restaurants.

Description

The property comprises restaurant and ancillary accommodation on the ground and lower floor.

Tenure

Virtual Freehold. A new lease to be granted for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Lower Ground	Restaurant/Bar	207.45 sq m (2,233 sq ft)	ENTERPRISE INNS PLC (1) (2) on Assignment from Huggins & Co Ltd, a wholly owned subsidiary of Punch Taverns Plc	25 years from 07/09/2000 until 2025 on a full repairing and insuring lease	£50,000	07/09/2015 and 5 yearly
Ground		109.53 sq m (1,179 sq ft)				
Totals		316.98 sq m (3,412 sq ft)			£50,000	

(1) For the year ending 30/09/2012, Enterprise Inns plc reported a turnover of £692,000,000, pre-tax profits of £34,000,000 and a total net worth of £1,055,000,000. (Source: www.riskdisk.com 29/10/2013)

(2) The property has been sublet to The Cowshed (Bristol) Limited (t/a The Cowshed Restaurant).

For further details please contact:

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