

lot 22

The Snooty Fox, 75 Grosvenor Road Highbury, London N5 2NN

Rent
£55,000
per annum
exclusive

Freehold Public House Investment

- Fashionable Central London location
- Less than 1 mile from Arsenal's Emirates Stadium
- 2 miles north of City of London
- Let to Enterprise Inns plc until 2045 (subject to option)
- 5 yearly rent reviews



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£55,000
per annum
exclusive**Location**

Miles: 2 miles north of City of London
Roads: A1, A10, A501 (Inner Ring Road)
Rail: Canonbury Rail (London Overground)
Air: City Airport, Heathrow Airport

Situation

The property is prominently situated on the south side of Grosvenor Road at the junction with Wallace Road, 50 metres from Canonbury Railway Station. Arsenal Football Club's Emirates Stadium less than 1 mile to the north-west. The area is a desirable and affluent residential location.

Description

The property comprises a PUBLIC HOUSE on the ground floor and ANCILLARY ACCOMMODATION on basement, first and second floors. There is a LARGE BEER GARDEN to the rear.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Six Week Completion Available**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	21.43 sq m	(230 sq ft)	ENTERPRISE INNS PLC (1)	35 years from completion until 2045 on a full repairing and insuring lease (2)(3)	£55,000	2015 and 5 yearly
Ground	Public House	157.80 sq m	(1,699 sq ft)				
First	Ancillary	157.80 sq m	(1,699 sq ft)				
Second	Ancillary	157.80 sq m	(1,699 sq ft)				
Totals		494.83 sq m	(5,327 sq ft)			£55,000	

(1) Enterprise Inns plc is one of the UK's leading operators of leased and tenanted pubs, with approaching 7,400 outlets. For the year ended 30th September 2009, Enterprise Inns plc reported a turnover of £818m, EBITDA of £445m, pre-tax profits before exceptional items of £208m and net assets of £1.36bn. (Source: Company Website – Annual Report and Accounts 2009)

(2) The lease provides for a tenant's option to determine the lease on the 25th anniversary of the term on giving at least six months' written notice.

(3) The property has been sub-let on a tied lease to High Water Everywhere Ltd.

For further details please contact:**John Mehtab**

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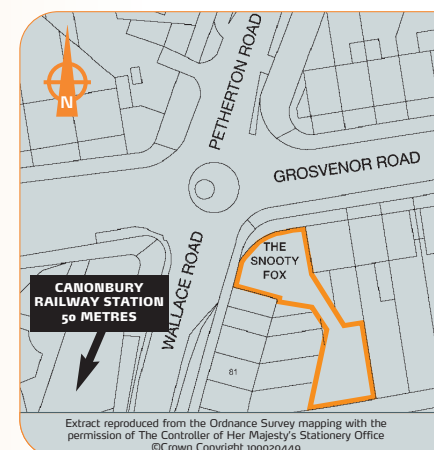
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