

lot 6

The Bobbin Public House, 1-3 Lillieshall Road Clapham, London SW4 0LN

Rent
£70,000
per annum
exclusive

Freehold Public House Investment

- 500 metres north of Clapham Common
- 3 miles south of Central London
- Let to Enterprise Inns plc until 2045 (subject to option)
- 5 yearly rent reviews

On the Instructions of
Enterprise Inns plc



lot 6

Rent
£70,000
per annum
exclusive**Location**

Miles: 4 miles south of London's West End
3 miles south of Victoria

Roads: A3, A24, A205 (South Circular Road)

Rail: Clapham Common Tube (Northern Line),
Clapham Junction Rail, Wandsworth Road Rail

Air: City Airport, Heathrow Airport

Situation

The property is situated on the south side of Lillieshall Road, close to the junction with North Street, some 500 metres north of Clapham Common. The area is a desirable and affluent residential location.

Description

The property comprises a PUBLIC HOUSE on ground and RESIDENTIAL ACCOMMODATION on the first floor. There is ANCILLARY ACCOMMODATION in the basement.

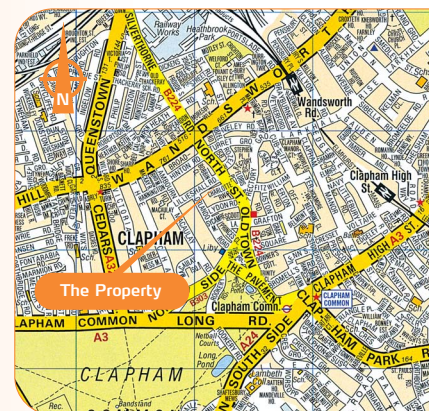
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

**Tenancy and accommodation**

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews |
|---------------|---|-----------------------------------|------------------------------------|---|----------------|----------------------|
| Basement | Ancillary | 60 sq m (646 sq ft) | ENTERPRISE INNS PLC (1) | 35 years from completion until 2045 on a full repairing and insuring lease (2)(3) | £70,000 | 2015 and 5 yearly |
| Ground | Public House | 167 sq m (1,798 sq ft) | | | | |
| First | Residential (3 Rooms, Kitchen and Bathroom) | 59 sq m (635 sq ft) | | | | |
| Totals | | 286 sq m (3,079 sq ft) | | | £70,000 | |

- (1) Enterprise Inns plc is one of the UK's leading operators of leased and tenanted pubs with 7,399 outlets, as at September 2009. For the year ended 30th September 2009, Enterprise Inns plc reported revenue of £818m, EBITDA of £445m, pre-tax profit before exceptional items of £208m and net assets of £1.365bn. (Source: Annual Report & 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 Sabretooth Vintners Limited.

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

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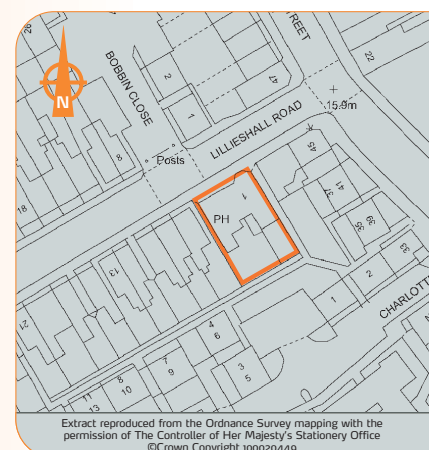
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