

lot 13

The Horse & Groom Public House

143/145 Haydon's Road, Wimbledon, London SW19 1AN

Rent
£70,000
per annum
exclusive

Freehold Public House Investment

- Let to Enterprise Inns plc until 2046 (subject to option)
- 5 yearly rent reviews
- Affluent South-West London location
- Car parking for approximately 10 cars

On behalf of
Enterprise Inns plc



lot 13

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

Miles: 8.5 miles south of London's West End
6 miles east of Kingston-upon-Thames
6 miles north-west of Croydon

Roads: A23, A24, A3

Rail: Haydon's Road Rail (Overground)/South Wimbledon Tube (Northern Line)

Air: Heathrow Airport

Situation

The property is predominantly situated on the east side of the busy Haydon's Road (A218) close to the junction with North Road, directly opposite Haydon's Road Recreation Ground. Wimbledon is a prosperous and affluent South-West London suburb famous for the Lawn Tennis Championships. The locality is a popular residential location.

Description

The property comprises a PUBLIC HOUSE on the ground floor with ANCILLARY and RESIDENTIAL ACCOMMODATION on the first and second floors. There is car parking for approximately 10 cars to the rear of the property.

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
Ground	Public House	230.00 sq m	(2,475 sq ft)	ENTERPRISE INNS PLC (1)	35 years from completion until 2046 on a full repairing and insuring lease (2)(3)	£70,000	2016 and 5 yearly
First	Ancillary & Residential	180.00 sq m	(1,937 sq ft)				
Second	Residential	180.00 sq m	(1,937 sq ft)				
Totals		590.00 sq m	(6,349 sq ft)			£70,000	

- (1) For the year ended 30th September 2009, Enterprise Inns plc reported a turnover of £818,000,000, a pre-tax profit before exceptional items of £208,000,000 and net assets of £951,000,000. (Source: Company Website Year End Report)
(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 Good 4 Fellas Limited.

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

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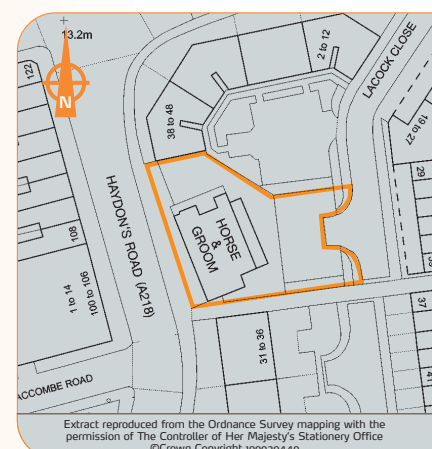
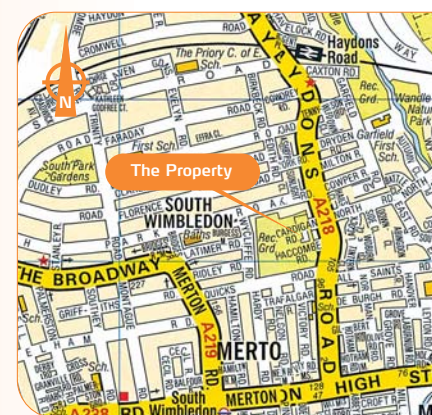
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