

lot 39

The Recreation Ground Public House

65 Camberwell Church Street, London SE5 8TR

Rent
£65,000
per annum
exclusive

Freehold Public House Investment

- Let to Enterprise Inns plc until 2046 (subject to option)
- Substantial traditional building
- Approximately 1 mile from the Brit Oval Cricket Ground
- Popular Inner London suburb
- 5 yearly rent reviews



On behalf of
Enterprise Inns plc

lot 39

Rent
£65,000
per annum
exclusive



Location

Miles: 3 miles south of the City of London,
2 miles south of Elephant & Castle,
4 miles south-east of the West End of London
Roads: A202, A205 (South Circular Road), A3, A23, A2, A20
Rail: Denmark Hill Rail. Oval Underground (Northern Line)
Air: London City Airport, Heathrow

Situation

The property is prominently situated on the north side of Camberwell Church Street some 300 metres east of its busy junction with Camberwell Green and Denmark Hill (A215) where nearby occupiers include Lloyds TSB, Superdrug, Barclays Bank and McDonald's.

Description

The property is an attractive traditional public house building comprising a PUBLIC HOUSE on the ground floor and ANCILLARY ACCOMMODATION on the first, second and third floor. There is a BEER CELLAR and ANCILLARY ACCOMMODATION in the basement.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Tenancy and accomodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	100.00 sq m (1,076 sq ft)	ENTERPRISE INNS PLC (1)	35 years from completion until 2046 on a full repairing and insuring lease (2)(3)	£65,000	2016 and 5 yearly
Ground	Public House	213.00 sq m (2,290 sq ft)				
First	Ancillary	122.00 sq m (1,307 sq ft)				
Second	Ancillary	122.00 sq m (1,307 sq ft)				
Third	Ancillary	122.00 sq m (1,307 sq ft)				
Totals		679.00 sq m (7,287 sq ft)			£65,000	

(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 MAC Leisure Limited.

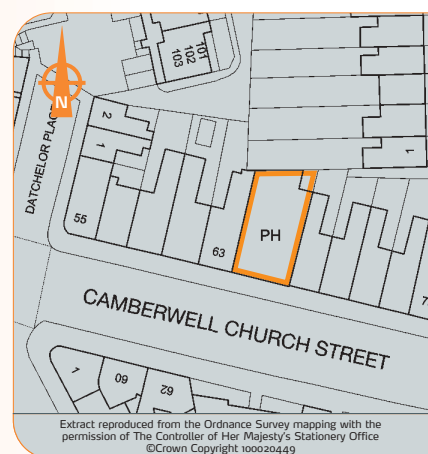
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