

**OVER 16 YEARS UNEXPIRED  
TO J D WETHERSPOON PLC  
6 WEEK COMPLETION**



**SITUATION**

Located in this attractive retail thoroughfare occupying a prominent corner position at the junction with Dene Road, adjacent to **Prezzo** and amongst such multiple traders including **Ask, NatWest, Santander, hob, Costa Coffee** and **Waitrose** and within close proximity to Northwood Underground Station (Metropolitan Line). There is also a public car park within a few yards of the property. Northwood is a prosperous and sought after residential suburb which lies approximately 14 miles north-west of central London and 4 miles to the M25 (Junction 18).

**PROPERTY**

A substantial corner property comprising a **Ground Floor Public House** together with separate side access to a **Dental Surgery** on the First Floor and a **Self-Contained Flat** on the Second Floor. In addition, the property includes a rear loading area.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£68,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

**ACCOMMODATION**

**Ground Floor Public House**

Total Gross Frontage	95'0	
Pub Area incl. WC's GIA	Approx	1,950 sq ft
Kitchen GIA	Approx	250 sq ft
Beer Store GIA	Approx	365 sq ft
<b>First Floor Plant Room GIA</b>	Approx	230 sq ft

**First Floor Dental/Doctors Surgery**

GIA incl. WC	Approx	805 sq ft
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**Second Floor Flat**

3 Rooms, Kitchen, Bathroom, sep. WC  
GIA

Approx	805 sq ft
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**Total GIA**

**Approx 4,405 sq ft**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **J D Wetherspoon plc (having approx 740 pubs) (T/O for Y/E 25/7/10 £996.3 m, Pre-Tax Profit £60.5 m and Net Worth £155.4 m)** for a term of 35 years from 2nd October 1992 (**expires 2027**) at a current rent of **£68,000 per annum** exclusive.

**Rent Reviews 2012 and 5 Yearly**

**Note: The entire property has been sublet for 35 years (less 3 days) from 2/10/92 to Quillrise Limited (with personal guarantor) at £68,000 p.a. and we are advised that the guarantor also operates 9 other pub outlets.**

**VENDOR'S SOLICITORS**

Stones Solicitors – Tel: 020 7935 4848  
Ref: R. Stone Esq – Email: rgs@stonesolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts