



**SITUATION**

Situated in this busy high street between **Thomas Cook** and **Sainsbury's** and opposite **Starbucks**, **Holland & Barrett** and **WH Smith** and the entrance to the **Spires Shopping Centre** with **Boots**, **Santander** and **Specsavers** nearby. High Barnet Underground Station (Northern Line) is within easy walking distance from the property. Barnet lies approximately 12 miles from Central London and enjoys good road links via the M25 (Junction 23) to the Motorway Network.

**PROPERTY**

A mid terraced period property comprising a **Ground Floor Licenced Pub** with **Basement Storage** together with a **Private Beer Garden** to the rear and **Trade Kitchen** on first floor level. In addition there is separate side access via a front passageway to a **Self-Contained Maisonette** on first and second floors. The rear ground floor was extended in 1987 to increase the retail area and has an attractive lantern roof light.

**ACCOMMODATION**

<b>Site Depth</b>	<b>185 ft</b>
<b>Ground Floor Pub</b>	
Gross Frontage	23'7"
Internal Width (rear width 20'1")	18'2" narrowing to 13'0"
Pub Depth	141'3"
Built Depth	144'5"
<b>Basement</b>	
Area	Approx 390 sq ft
5 WCs	
<b>Beer Garden</b>	
Area	Approx 786 sq ft
<b>Trade Kitchen (First Floor)</b>	
Area	Approx 247 sq ft with food lift to ground floor
<b>Maisonette</b>	
First Floor	2 Rooms, Kitchen, WC
Second Floor	2 Rooms, Shower/WC

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**£45,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**



Rear view



Rear view of the property

**TENANCY**

The entire property is let on a full repairing and insuring lease to **JD Wetherspoon PLC (having over 800 pubs)** (T/O for Y/E 24/07/11 £1.072bn, Pre-Tax Profit £61.4m and Net Worth £159.5m) for a term of 25 years from 29th September 1987 at a current rent of **£45,000 per annum** exclusive.

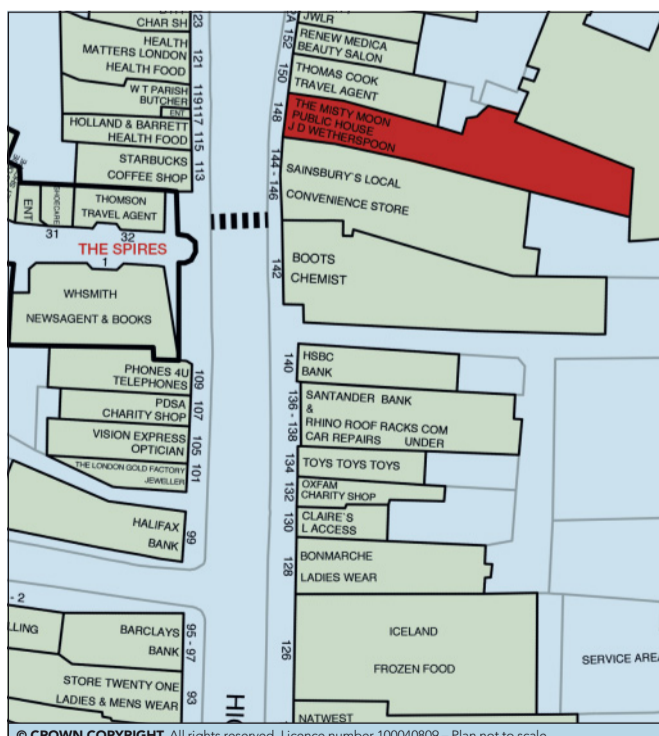
**Rent Review 28th September 2012 (Last day of term)**

**Note 1:** The property is sublet to **Bigger Peach Ltd** for **£45,000 p.a.** under the same lease terms (less 3 days) with an unlimited personal guarantee from **Mr T O'Sullivan**. We are advised that the guarantor also operates **9 other pub outlets**. The sub-lessees have expressed an interest in renewing their tenancy.

**Note 2:** There is a **Freeholder's Break Clause** on **6 month's** notice at any time for reconstruction or redevelopment.

**Note 3:** An end of term **Schedule of Dilapidation** has been prepared and served by the Freeholder on **JD Wetherspoon**. This has been priced at just over **£112,000** including fees.

**Note 4:** The sub-lessees have served a **Notice** requesting a new tenancy from **25th December 2012**.



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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE