

SITUATION

Located at the junction with Crown Street, opposite McDonald's and Nando's and amongst a host of multiple traders including Robert Dyas, Santander, Lloyds TSB and HSBC. Further along the High Street multiples include M&S, WH Smiths, Halfords, Starbucks, Caffé Nero, Tony & Guy and Monsoon.

Brentwood is popular Essex town which lies approximately 18 miles north-east of Central London and benefits from good road links with the A12 and the M25 (Junction 29) approximately 1 ½ miles to the west.

PROPERTY

A substantial corner building of frame construction with brick elevations comprising a **Large Ground Floor Double Bar/Restaurant** with an additional **Bar Area** on a mezzanine floor and **Ancillary Basement Storage**.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

£83,750 per annum

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

ACCOMMODATION

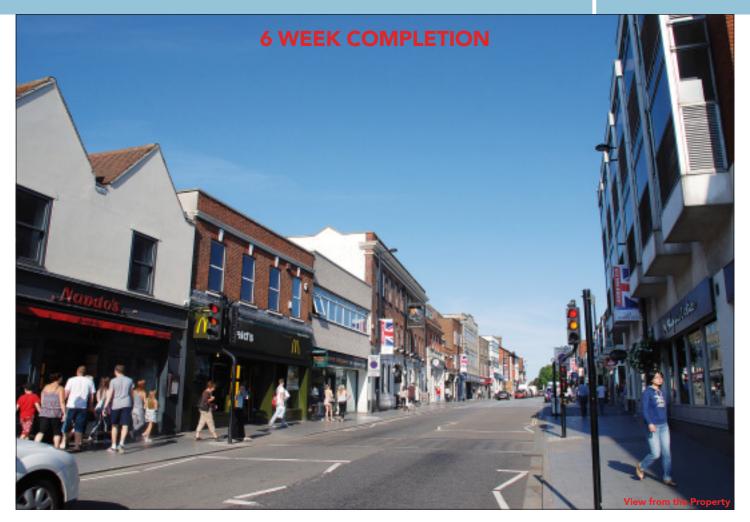
Ground Floor Bar/Restaurant	
Gross Frontage	75'11"
Return Window Frontage	16'3"
Internal Width	60'9"
Built Depth	49'4"
Disabled WC	
Area Approx.	2,607 sq ft*
ITZA	1,888 Units*
Mezzanine Bar	
Area Approx.	1,468 sq ft*
(incl. 6 Ladies & Gents WCs)	
Basement Storage	
Area Approx.	684 sq ft*
2 WCs	
Total Area Approx	4,759 sq ft

^{*} Areas agreed in 2002 Rent Review

TENANCY

The entire property is let on a full repairing and insuring lease to The Slug and Lettuce Company Ltd (Bar/ Restaurant) (having over 540 branches) (part of the Stonegate Pub Group (see www.stonegatepubs.com) for a term of 25 years from 25th June 1997 at a current rent of £83,750 per annum exclusive.

Rent Reviews June 2012 (Outstanding) and 2017





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