

6 WEEK COMPLETION



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

6 WEEK COMPLETION



View from the Property



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale

VENDOR'S SOLICITORS
Cubism Law – Tel: 020 7831 0101
Ref: D Ward Esq – Email: duncan.ward@cubismlaw.com

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