

**18 YEARS UNEXPIRED TO THE BARRACUDA PUB GROUP LTD**



**SITUATION**

Located in this popular main road shopping location amongst a host of local traders and including such multiples as **Pizza Express, Ladbrokes, Bang and Olufsen** and **HSBC** and Winchmore Hill Rail Station is within easy walking distance.

Winchmore Hill lies approximately 2 miles from Palmers Green and 11 miles north of Central London.

**PROPERTY**

An attractive mid terrace property (an ex-Sainsbury's) comprising a **Large Ground Floor Pub** with rear access, by way of a service road, to **Storage/Trade Kitchen** and a **Self-Contained Flat** at first floor level and a **Self-Contained Maisonette** on second and third floor levels.

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

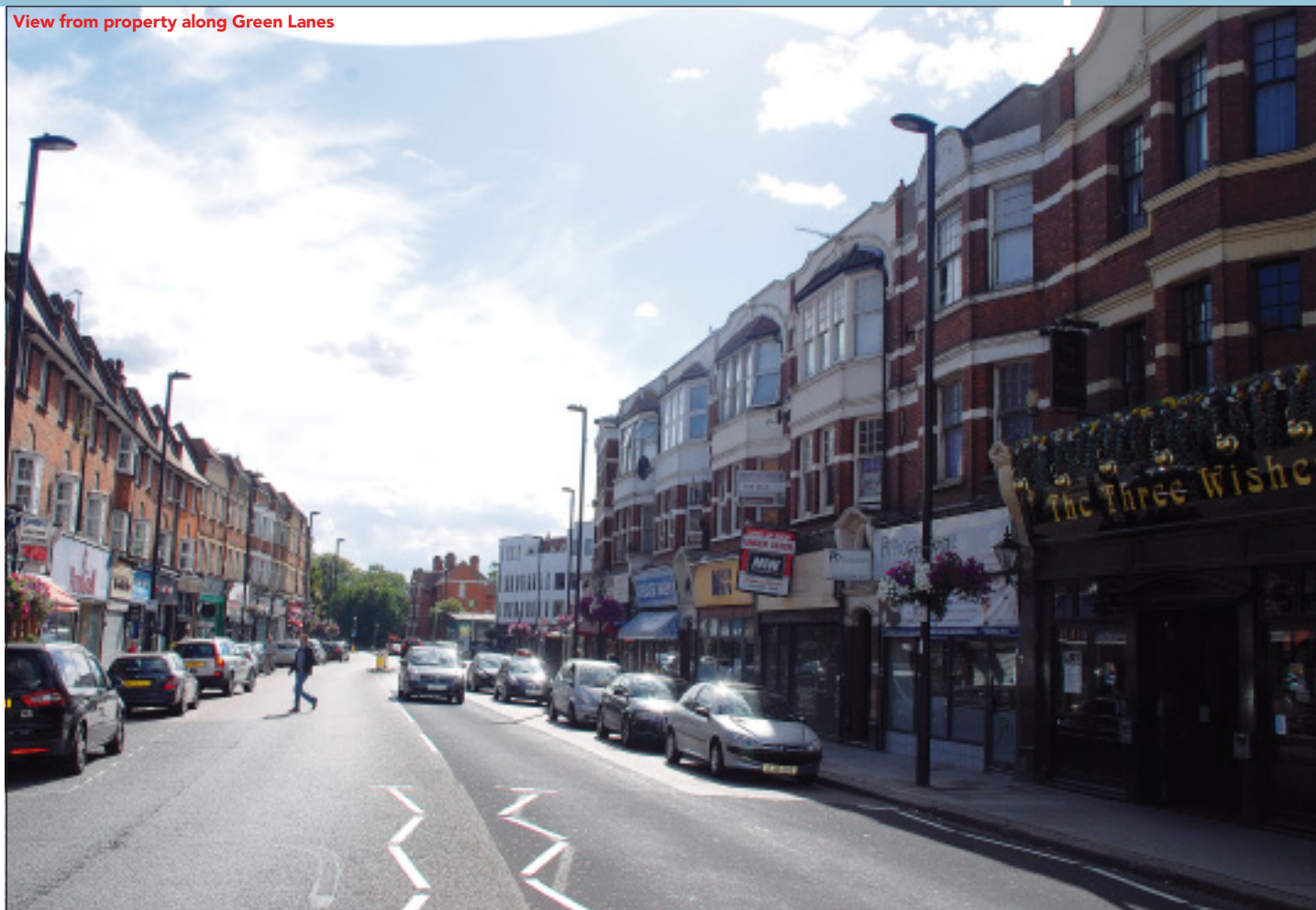
**FREEHOLD**



**£39,000 per annum**

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

View from property along Green Lanes



## ACCOMMODATION

### Ground Floor Pub

Gross Frontage	24'8"
Internal Width	21'10"
Pub Depth	71'6"
Built Depth	95'6"
Area	Approx 1,268 sq ft*
3 WCs	

### Ground Floor Storage

Area	Approx 220 sq ft
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### First Floor Storage

Trade Kitchen (with food lift to ground floor), 4 Rooms	
Area	Approx 430 sq ft*

**Total Commercial Area** **Approx 1,918 sq ft**

### First Floor Flat

Bedroom/Lounge, Kitchen, Bathroom/WC	
Area	Approx 445 sq ft

### Maisonette

Second Floor – 4 Rooms, Kitchen, Bath/WC	
Third Floor – 2 Rooms	
Area	Approx 1,230 sq ft

\*Areas agreed in 2005 Rent Review

## TENANCY

The entire property is let on a full repairing and insuring lease to **The Barracuda Pub Group Ltd (having over 190 pubs) (original lessee by way of privity of contract JD Wetherspoon PLC)** for a term of 40 years from 25th December 1990 at a current rent of **£39,000 per annum** exclusive.

**Rent Reviews December 2010 (Outstanding – Landlord quoted £50,000 p.a.) and 5 yearly**

**Note: The property is sublet to Bigger Peach Ltd for £39,000 p.a. under the same lease terms rising to the same rent paid by Barracuda from settlement of the 2010 Rent Review. Bigger Peach also trade from other pub outlets.**

## VENDOR'S SOLICITORS

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