



SITUATION

In this popular main road shopping location where there are a host of local traders and multiples including **Waitrose**, **Ladbrokes** and **Bang and Olufsen**. 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, via Broadway Mews, to **Storage/Trade Kitchen** and a **Self-Contained Flat** at first floor level and a **Self-Contained Duplex Flat** on the second and third floors. In addition, there is a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD



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£48,900 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



ACCOMMODATION

Ground Floor Pub

Gross Frontage	24' 8"	
Internal Width	21' 10"	
Pub Depth	71' 6"	
Built Depth	95' 6"	
Sales GIA	1,312 sq ft ¹	
Ancillary GIA	69 sq ft ¹	
Cellar (Ground floor) GIA	201 sq ft ¹	
WCs (incl. stairs) GIA	241 sq ft ¹	
GIA		1,823 sq ft¹

Part First Floor

Kitchen & Ancillary GIA	245 sq ft¹
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First Floor Flat

Bedroom/Lounge, Kitchen, Bathroom/WC	
GIA	Approx. 474 sq ft²

Second & Third Floor Duplex Flat

Second Floor - 4 Rooms, Kitchen, Bath/WC	
Third Floor - 2 Rooms	
GIA	Approx. 1,230 sq ft

Total GIA	Approx. 3,772 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Bigger Peach Ltd (having 3 Pubs) (original lessee with privity of contract is JD Wetherspoon PLC)** for a term of 40 years from 25th December 1990 at a current rent of **£48,900 per annum** exclusive.

Rent Reviews December 2020 (Freeholders have served Notice at £62,500 pa) and 2025.

Note 1: Potential exists to extend and/or reconfigure the residential parts to create additional accommodation/units, subject to obtaining possession and the necessary consents.

Note 2: Due to MDR (Multiple Dwelling Relief), Stamp Duty may be less than at the full commercial rate, but applicants should consult their own advisors in this respect.

Note 3: There is a 6 week completion.

¹Areas from Statement of Agreed Facts in 2015 Rent Review

²Area taken from EPC