A PORTFOLIO OF 45 PUBLIC HOUSES FOR SALE AND TO LET

wetherspoon

A MIXTURE OF FREEHOLD AND LEASEHOLD OUTLETS IN TOWN AND CITY CENTRE LOCATIONS ACROSS THE UK
<table>
<thead>
<tr>
<th>CONTENTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>3</td>
</tr>
<tr>
<td>Locations</td>
<td>4</td>
</tr>
<tr>
<td>Property Schedule</td>
<td>5</td>
</tr>
<tr>
<td>Background to the Portfolio</td>
<td>7</td>
</tr>
<tr>
<td>The Opportunity &amp; Expressions of Interest</td>
<td>8</td>
</tr>
<tr>
<td>Further Information &amp; Disclaimer</td>
<td>9</td>
</tr>
<tr>
<td>Individual Property Details</td>
<td>10</td>
</tr>
</tbody>
</table>
CBRE & Savills have been jointly instructed by JD Wetherspoon plc to market 45 public houses that have been identified for disposal throughout the UK.

Highlights include:

<table>
<thead>
<tr>
<th>16 freehold/long leasehold and 29 leasehold outlets</th>
<th>Excellent town and city centre locations on established A3/A4 circuits</th>
<th>High volume outlets with strong food sales</th>
<th>Landmark character buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large sites with an average ground floor GIA of more than 5,000 sq ft</td>
<td>High standard of fit out</td>
<td>Of interest to existing operators, new entrants, investors and developers</td>
<td>Available individually, in small packages or as a portfolio</td>
</tr>
</tbody>
</table>
LOCATIONS

1. Banbury, Fleur-de-lis
2. Bathgate, James Young*
3. Berwick-upon-Tweed, Leaping Salmon*
4. Birmingham, Soloman Cutler
5. Bootle, Merton Inn*
6. Boscombe, Sir Percy Florence Shelley*
7. Bradford, Sir Titus Salt*
8. Cheadle Hulme, Kings Hall*
9. Dagenham, Lord Denman
10. Dartford, Paper Moon
11. Didsbury, Milson Rhodes
12. Ellesmere Port, Thomas Telford*
13. Forest Hill, Capitol
14. Fulham, Oyster Rooms
15. Hammersmith, Plough and Harrow
16. High Wycombe, William Robert Loosley
17. Hull, William Wilberforce*
18. Ipswich, Golden Lion
19. Islington, Glassworks
20. Lichfield, Gatehouse
21. Lincoln, Forum
22. Maidenhead, Greyhound
23. Mansfield, Stag and Pheasant
24. Milton Keynes, David Garrick
25. Mitcham, White Lion of Mortimer
26. Newbury, Diamond Tap
27. Newcastle-upon-Tyne, Union Rooms*
28. Newport Gwent, Tom Toya Lewis*
29. Newquay, Cribbar
30. North Finchley, Tally Ho
31. Nuneaton, Felix Holt*
32. Putney, Railway
33. Reading, Monks Retreat
34. Rugby, Lawrence Sheriff*
35. Sittingbourne, Summoner
36. Stirling, Proposed pub & Hotel Site*
37. Sunderland, Lambton Worm
38. Swindon, Groves Company Inn*
39. Tamworth, Silk Kite
40. Torquay, London Inn
41. Trowbridge, Sir Isaac Pitman
42. Walsall, Imperial
43. Walton-on-Thames, Regent
44. West Kirby, Dee Hotel*
45. Worthing, Sir Timothy Shelley*

*denotes freehold (heritable) / long leasehold
<table>
<thead>
<tr>
<th>REF</th>
<th>NAME</th>
<th>ADDRESS</th>
<th>TOWN</th>
<th>POST CODE</th>
<th>TENURE</th>
<th>RENT</th>
<th>RENT REVIEW DATE</th>
<th>EXPIRY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fleur-de-Lis</td>
<td>63-67 Broad Street</td>
<td>Banbury</td>
<td>OX16 5BL</td>
<td>Leasehold</td>
<td>£75,250</td>
<td>10/09/18</td>
<td>09/09/38</td>
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<tr>
<td>2</td>
<td>James Young</td>
<td>36-40 Hopetown Street</td>
<td>Bathgate</td>
<td>EH48 4EU</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>3</td>
<td>Leaping Salmon</td>
<td>Bank Hill</td>
<td>Berwick upon Tweed</td>
<td>TD15 1BG</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>4</td>
<td>Soloman Cutler</td>
<td>Regency Wharf</td>
<td>Birmingham</td>
<td>B1 2DS</td>
<td>Leasehold</td>
<td>£275,000</td>
<td>25/12/16</td>
<td>24/12/26</td>
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<tr>
<td>5</td>
<td>Merton Inn</td>
<td>42 Merton Road</td>
<td>Bootle</td>
<td>L20 3BG</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>6</td>
<td>Sir Percy Florence Shelley</td>
<td>673-675 Christchurch Road</td>
<td>Boscombe</td>
<td>BH7 6AA</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>7</td>
<td>Sir Titus Salt</td>
<td>Unit B Windsor Baths</td>
<td>Bradford</td>
<td>BD7 1AQ</td>
<td>Long LH</td>
<td>£10,218.40</td>
<td>02/03/19</td>
<td>20/02/24</td>
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<tr>
<td>8</td>
<td>King’s Hall</td>
<td>13 Station Road</td>
<td>Cheadle Hulme</td>
<td>SK8 5AF</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>9</td>
<td>Lord Denman</td>
<td>270-272 Heathway</td>
<td>Dagenham</td>
<td>RM10 8QS</td>
<td>Leasehold</td>
<td>£47,000</td>
<td>25/12/18</td>
<td>24/12/28</td>
</tr>
<tr>
<td>10</td>
<td>Paper Moon</td>
<td>55 High Street</td>
<td>Dartford</td>
<td>DA1 1DS</td>
<td>Leasehold</td>
<td>£98,374</td>
<td>31/03/19</td>
<td>30/03/34</td>
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<tr>
<td>11</td>
<td>Milson Rhodes</td>
<td>1D School Lane</td>
<td>Didsbury</td>
<td>M20 6DB</td>
<td>Leasehold</td>
<td>£88,125</td>
<td>21/05/19</td>
<td>20/05/24</td>
</tr>
<tr>
<td>12</td>
<td>Thomas Telford</td>
<td>65-69 Whitby Road</td>
<td>Ellesmere Port</td>
<td>CH65 8AB</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>13</td>
<td>Capitol</td>
<td>11-21 London Road</td>
<td>Forest Hill</td>
<td>SE23 3TW</td>
<td>Leasehold</td>
<td>£85,000</td>
<td>29/09/15</td>
<td>20/12/25</td>
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<tr>
<td>14</td>
<td>Oyster Rooms</td>
<td>Unit 3, First Floor</td>
<td>Fulham</td>
<td>SW6 1AA</td>
<td>Leasehold</td>
<td>£283,500</td>
<td>25/03/17</td>
<td>25/03/27</td>
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<tr>
<td>15</td>
<td>Plough &amp; Harrow</td>
<td>120-124 King Street</td>
<td>Hammersmith</td>
<td>W6 0QU</td>
<td>Leasehold</td>
<td>£169,500</td>
<td>24/06/16</td>
<td>23/06/36</td>
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<tr>
<td>16</td>
<td>William Robert Loosley</td>
<td>120-123 Oxford Road</td>
<td>High Wycombe</td>
<td>HP11 2DN</td>
<td>Leasehold</td>
<td>£105,500</td>
<td>11/04/17</td>
<td>11/04/32</td>
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<tr>
<td>17</td>
<td>Golden Lion</td>
<td>Cornhill</td>
<td>Ipswich</td>
<td>IP1 1DB</td>
<td>Leasehold</td>
<td>£100,000</td>
<td>30/04/18</td>
<td>29/04/33</td>
</tr>
<tr>
<td>18</td>
<td>Glass Works</td>
<td>The Angel Central Shopping Centre</td>
<td>Islington</td>
<td>N1 0PS</td>
<td>Leasehold</td>
<td>£183,000</td>
<td>25/12/17</td>
<td>24/12/26</td>
</tr>
<tr>
<td>19</td>
<td>William Wilberforce</td>
<td>Trinity House Lane</td>
<td>Kingston upon Hull</td>
<td>HU1 2JD</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>20</td>
<td>Gatehouse</td>
<td>1 Bird Street</td>
<td>Lichfield</td>
<td>WS13 6PW</td>
<td>Leasehold</td>
<td>£70,000</td>
<td>23/02/29</td>
<td>22/02/29</td>
</tr>
<tr>
<td>21</td>
<td>Forum</td>
<td>13-14 Silver Street</td>
<td>Lincoln</td>
<td>LN2 1DY</td>
<td>Leasehold</td>
<td>£72,500</td>
<td>08/10/15</td>
<td>08/10/35</td>
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<tr>
<td>22</td>
<td>Greyhound</td>
<td>86-92 Queen Street</td>
<td>Maidenhead</td>
<td>SL6 1HT</td>
<td>Leasehold</td>
<td>£92,500</td>
<td>29/06/16</td>
<td>28/09/36</td>
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<tr>
<td>23</td>
<td>Stag and Pheasant</td>
<td>Unit 4 Clumber Street</td>
<td>Mansfield</td>
<td>NG18 1NU</td>
<td>Leasehold</td>
<td>£91,375</td>
<td>26/02/20</td>
<td>25/02/40</td>
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</table>
## Property Schedule

<table>
<thead>
<tr>
<th>REF</th>
<th>Name</th>
<th>Address</th>
<th>Town</th>
<th>Post Code</th>
<th>Tenure</th>
<th>Rent</th>
<th>Rent Review Date</th>
<th>Expiry</th>
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<tbody>
<tr>
<td>24</td>
<td>David Garrick</td>
<td>7 Savoy Crescent</td>
<td>Milton Keynes</td>
<td>MK9 3PU</td>
<td>Leasehold</td>
<td>£132,000</td>
<td>25/03/19</td>
<td>24/03/24</td>
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<tr>
<td>25</td>
<td>White Lion of Mortimer</td>
<td>223 London Road</td>
<td>Mitcham</td>
<td>CR4 2JD</td>
<td>Leasehold</td>
<td>£59,800</td>
<td>31/03/19</td>
<td>09/10/40</td>
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<tr>
<td>26</td>
<td>Diamond Tap</td>
<td>42 Cheap Street</td>
<td>Newbury</td>
<td>RG14 5BX</td>
<td>Leasehold</td>
<td>£96,750</td>
<td>07/04/20</td>
<td>16/04/40</td>
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<tr>
<td>27</td>
<td>Union Rooms</td>
<td>48 Westgate Rd</td>
<td>Newcastle upon Tyne</td>
<td>NE1 1TT</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>28</td>
<td>Tom Toya Lewis</td>
<td>108-109 Commercial Street</td>
<td>Newport</td>
<td>NP20 1LW</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>29</td>
<td>Cribbar</td>
<td>11-19 Gover Lane</td>
<td>Newquay</td>
<td>TR7 1ER</td>
<td>Leasehold</td>
<td>£65,000</td>
<td>02/04/17</td>
<td>01/04/42</td>
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<td>30</td>
<td>Tally - Ho</td>
<td>749 High Road</td>
<td>North Finchley</td>
<td>N12 0BP</td>
<td>Leasehold</td>
<td>£144,282</td>
<td>31/03/14</td>
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<td>31</td>
<td>Felix Holt</td>
<td>3 Stratford Street</td>
<td>Nuneaton</td>
<td>CV11 5BS</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<td>32</td>
<td>Railway</td>
<td>202 Upper Richmond Road</td>
<td>Putney</td>
<td>SW15 8TD</td>
<td>Leasehold</td>
<td>£229,500</td>
<td>31/03/19</td>
<td>30/03/34</td>
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<tr>
<td>33</td>
<td>Monk's Retreat</td>
<td>163 Friar Street</td>
<td>Reading</td>
<td>RG1 1HE</td>
<td>Leasehold</td>
<td>£136,000</td>
<td>29/09/18</td>
<td>28/09/28</td>
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<tr>
<td>34</td>
<td>Lawrence Sheriff</td>
<td>28-29 High Street</td>
<td>Rugby</td>
<td>CV21 3BW</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
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<td>35</td>
<td>Summoner</td>
<td>Units 1-3, Bell Shopping Centre</td>
<td>Sittingbourne</td>
<td>ME10 4AY</td>
<td>Leasehold</td>
<td>£61,000</td>
<td>29/06/18</td>
<td>28/06/38</td>
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<td>36</td>
<td>Stirling</td>
<td>43-51 King Street</td>
<td>Stirling</td>
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<td>n/a</td>
<td>n/a</td>
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<td>37</td>
<td>Lambton Worm</td>
<td>Victoria Building</td>
<td>Sunderland</td>
<td>SR1 3QA</td>
<td>Leasehold</td>
<td>£103,250</td>
<td>29/11/17</td>
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<td>38</td>
<td>Groves Company Inn</td>
<td>22-23 Fleet Street</td>
<td>Swindon</td>
<td>SN1 1RQ</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>39</td>
<td>Silk Kite</td>
<td>59-60 Church Street</td>
<td>Tamworth</td>
<td>B79 7DF</td>
<td>Leasehold</td>
<td>£79,320</td>
<td>29/07/19</td>
<td>28/07/36</td>
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<td>40</td>
<td>London Inn</td>
<td>15 &amp; 16 The Strand</td>
<td>Torquay</td>
<td>TQ1 2AA</td>
<td>Leasehold</td>
<td>£85,500</td>
<td>10/01/17</td>
<td>09/01/47</td>
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<tr>
<td>41</td>
<td>Isaac Pitman</td>
<td>Castle Place Shopping Centre</td>
<td>Trowbridge</td>
<td>BA14 8AL</td>
<td>Leasehold</td>
<td>£61,700</td>
<td>07/06/16</td>
<td>14/08/33</td>
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<tr>
<td>42</td>
<td>Imperial</td>
<td>Darwall Street</td>
<td>Walsall</td>
<td>WS1 1DA</td>
<td>Leasehold</td>
<td>£92,500</td>
<td>19/08/17</td>
<td>19/08/47</td>
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<td>43</td>
<td>Regent</td>
<td>19 Church Street</td>
<td>Walton on Thames</td>
<td>KT12 2QP</td>
<td>Leasehold</td>
<td>£64,800</td>
<td>25/03/19</td>
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<tr>
<td>44</td>
<td>Dee Hotel</td>
<td>44 Grange Road</td>
<td>West Kirby</td>
<td>CH48 4EF</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>45</td>
<td>Sir Timothy Shelley</td>
<td>49 Chapel Road</td>
<td>Worthing</td>
<td>BN11 1EG</td>
<td>Freehold</td>
<td>n/a</td>
<td>n/a</td>
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</table>
The portfolio consists of 45 properties all of which are situated in town or city centre locations.

Of the 45 outlets, 16 are freehold or held on a long lease at a low rent with the remaining 29 outlets held on standard commercial leases with an average unexpired term of more than 18 years.

JD Wetherspoon have always been renowned for the strong level of investment that they commit to their venues and this portfolio is typical of their broader estate with the pubs being very well presented and fitted to a high standard.

The properties which trade under the JD Wetherspoon and Lloyds No.1 trading formats also tend to be some of the largest pubs in their towns with an average gross internal area (GIA) of in excess of 5,000 square feet.

All of the properties have the benefit of a late licence and a number also benefit from external seating areas.

A decision has been made by our clients to close 9 of the units but the fixtures and fittings remain in situ, significantly reducing the cost of reopening the premises.
THE OPPORTUNITY

The portfolio represents an extremely rare opportunity to acquire high volume managed houses in established locations that have a high proportion of food sales.

They should appeal to existing operators looking to expand, to new entrants looking for a major platform which can be used to build a successful managed house estate and to investors keen to gain further representation in the sector.

Our clients are willing to consider offers for individual units, groups or the entire portfolio. Our clients are also prepared to consider granting occupational leases in certain instances on those units which are held freehold or long leasehold, subject to status.

EXPRESSIONS OF INTEREST

All offers should be submitted in writing, sent via email and contain the following information:

• The name of the proposed purchaser and any relevant background information
• The name(s) of the property/properties which are of interest
• The price/premium being offered exclusive of VAT
• Whether the offer is inclusive of fixtures and fittings
• Proposed timetable for exchange of contracts and completion of the transaction
• Any conditions attached to the offer
• Proof of funding
• Solicitor’s details

Please note that our clients are not obliged to accept the highest offer or any offer submitted for the properties.

All individual property enquiries should be directed to the relevant CBRE and Savills offices, details of which are provided on the individual property details. For all group enquiries please contact:

Toby Hall
CBRE
Tel: 07785 253055
Email: Toby.hall@cbre.com

Paul Breen
Savills
Tel: 07767 873353
Email: pbreen@savills.com

Andrew Watt
CBRE
Tel: 07778 149230
Email: Andrew.watt@cbre.com

Chris Bickle
Savills
Tel: 07807 999504
Email: cbickle@savills.com
VIEWING ARRANGEMENTS

Interested parties are asked to undertake discreet customer visits in the first instance. All formal viewings must be arranged by prior appointment via CBRE or Savills and under no circumstances should any direct approach be made to any of our client’s staff.

STAFF

Staff will be transferred with the pubs upon completion in accordance with the TUPE regulations.

FIXTURES AND FITTINGS

All fixtures and fittings with the exception of leased and branded items are available to be included within the sale.

IMPORTANT INFORMATION

Trading Information

Trading information may be released to interested parties upon written request.

Approximate Floor & Site Areas

Approximate floor areas for each property are based on advice previously provided to the Vendor. All areas are for information purposes only and have not been independently verified by CBRE or Savills. Interested parties are not entitled to rely upon these areas and any purchaser should undertake their own independent measured surveys to verify this information prior to exchange of contracts.

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4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

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Originally prepared May 2016
Executive Summary

- Leasehold
- Current Rent £75,250 per annum
- Affluent market town
- Close to occupiers including Barclays, Shoezone and Ladbrokes.
- Substantial building
- High standard of fit out
- Well configured accommodation

Location

Banbury is an affluent market town that is located approximately 21 miles north west of Oxford and 38 miles south east of Birmingham.

The Fleur-de-Lis occupies a central position in the heart of Banbury Town Centre on Broad Street, close to its junction with the High Street. The Castle Quay Shopping Centre is within close proximity which is anchored by Debenhams and Marks & Spencer with occupiers in the immediate vicinity including Barclays, Shoezone and Ladbrokes.

Description & Accommodation

A substantial mid terraced property is of brick construction and laid out to provide accommodation on basement, ground and first floor level. Externally there is a pavement terrace which is held by way of a licence.

Ground Floor- Trading accommodation with central bar servery to the rear of the ground floor. This area is laid out to provide a variety of seating areas in addition to a disabled WC and a variety of stores.

Basement – Cellar and stores

Upper Floors- Customer WC's and ancillary accommodation including a catering kitchen, staff room, staff WC's, managers office, various stores and two staff flats, each of which have 2 bedrooms.
Tenure

Held on a lease expiring on 9 September 2038 at a current rent of £75,250 per annum subject to a fixed increase of 7.5% on 10 September 2018 and further increases of 7.5% every five years thereafter. There is a tenant only break option on 9 September 2023. The external seating to the front of the property is held by way of a licence at a current fee of £141 per annum.

Rateable Value & EPC

2010 Rateable Value – £47,000
EPC rating - D

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until midnight on Monday and Tuesday, 1am on Wednesday, 2am on Thursday, 3am on Friday and Saturday and 12.30am on Sunday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>458</td>
<td>4,930</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary &amp; Accommodation</td>
<td>451</td>
<td>4,855</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>61</td>
<td>657</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>970</td>
<td>10,441</td>
</tr>
</tbody>
</table>

Contacts

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Chris Bickle
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Executive Summary

- Heritable
- Central location in Bathgate
- Close to occupiers including The Ballencrief (Stonegate), Bank of Scotland, William Hill and M&Co
- Traditional building with residential accommodation above
- Substantial trading accommodation with beer garden

Location

Bathgate is a commuter town located almost equidistant between Scotland’s two largest cities; Glasgow which lies approximately 27 miles west and Edinburgh which lies 22 miles east.

The James Young occupies a prominent position on Hopetoun Street between its junctions with Livery Street and Jarvis Street, close to George Street, the main pedestrianised section of the town. Occupiers nearby include The Ballencrief (Stonegate), Yolo & Envi bar and nightclub and a number of national retailers.

Description & Accommodation

A substantial mid terraced property which is of stone construction with a rendered and painted elevation under a pitched, slate covered roof. Externally, there is a beer terrace to the rear.

**Ground Floor** - Trading accommodation with bar servery to one side and laid out with a variety of tables and seating with catering kitchen and managers office to the rear and disabled WC to the side.

**Upper Floors** - Customer WC’s and ancillary accommodation including cellar, staff room and plant room. There is also a self contained 3 bedroom managers flat which is unoccupied.
Tenure
Heritable

Rateable Value & EPC
2010 Rateable Value – £69,000
EPC rating - EPC in the course of preparation

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until midnight Sunday to Wednesday and 1am Thursday to Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>365</td>
<td>3,929</td>
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<td>First</td>
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<td>224</td>
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</tr>
<tr>
<td>Total</td>
<td></td>
<td>589</td>
<td>6,340</td>
</tr>
</tbody>
</table>

Contacts
Euan McGonigle
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Tel: 07818 027711
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Executive Summary

- Heritable
- Town centre location overlooking the River Tweed
- Close to occupiers including Charlie’s Nightclub, O2, Home Bargains and a range of local and national retailers
- Character building
- Substantial trading accommodation with conservatory and beer garden

Location

Berwick Upon Tweed is an attractive market town located on the Northumbrian coast, approximately 55 miles south east of Edinburgh and 65 miles north of Newcastle.

The Leaping Salmon occupies a prominent corner position on Golden Square at its junction with Bank Hill and overlooking the River Tweed. Occupiers nearby include Charlie’s Nightclub, The Brewers Arms and a number of national retailers.

Description & Accommodation

A substantial corner property which is of traditional stone construction with painted elevations under a pitched slate covered roof.Externally there is a beer terrace to the front of the property.

Ground Floor - Trading accommodation with bar servery to one side and laid out with a variety of tables and seating. There is also a large conservatory area. Ancillary accommodation including a disabled WC, kitchen and cellar are also located at this level.

Upper Floors - Customer WC’s and ancillary accommodation including managers office, storage, plant room and staff room.
Tenure

Heritable

Rateable Value & EPC

2010 Rateable Value – £70,000
EPC rating - EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1.30am on Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>347</td>
<td>3,735</td>
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<tr>
<td>First</td>
<td>Ancillary</td>
<td>203</td>
<td>2,185</td>
</tr>
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<td>Total</td>
<td></td>
<td>550</td>
<td>5,920</td>
</tr>
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</table>

Contacts

Euan McGonigle
CBRE
Tel: 07818 027711
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Executive Summary

- Leasehold
- Current rent £275,000 per annum
- Located in the heart of Birmingham city centre close to Brindley Place
- Close to occupiers including Walkabout, Reflex and the International Convention Centre
- Attractive modern building
- Substantial trading accommodation
- External seating

Location

Birmingham is one of the UK's largest city centres and the major retail and leisure destination for the West Midlands.

The Soloman Cutler occupies a prominent roadside position on the A456 Broad Street in the heart of Birmingham City Centre. Brindley Place, Birmingham's prime office district is located nearby with occupiers in the immediate vicinity including the International Convention Centre and Symphony Hall, The National Sealife Centre, the Walkabout and Reflex.

Description & Accommodation

A substantial licensed venue which occupies the ground and first floor of the Regency Wharf leisure development which was developed in the early 2000's. Externally there is a small terrace with customer seating.

Ground Floor - Trading accommodation with bar servery to one end and a variety of tables and seating.

Upper Floors - Additional trading accommodation with a further bar area which has a variety of seating. Customer WC's, a catering kitchen, beer cellar, staff rooms and a managers office are also provided at this level.
Tenure

Held on a lease expiring on 24 December 2026 at a current rent of £275,000 per annum subject to an outstanding upwards only rent review on 25 December 2016 and five yearly thereafter. The external seating area is subject to a separate lease which expires on 24 December 2026 at a current rent of £4,192.64 pa which is subject to RPI linked increases. The most recent annual service charge for the property was £98,730.

Rateable Value & EPC

2010 Rateable Value – £300,000
EPC rating - EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 4am seven nights per week.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>511</td>
<td>5,500</td>
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<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>716</td>
<td>7,707</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,227</td>
<td>13,207</td>
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Contacts

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Email: pscholes@savills.com
Executive Summary

- Freehold
- Busy commercial location
- Close to The Strand Shopping Centre and Liverpool 2 Container Terminal
- Prominent building
- Substantial trading accommodation
- External seating
- Car parking
- Development potential of upper floors
- Also available by way of a new lease

Location

Bootle is a busy commercial centre and commuter town, located approximately 3 miles from the centre of Liverpool and 14 miles to the south of Southport.

The Merton Inn occupies a prominent corner position on Merton Road (A5057) at its junction with Stanley Road (A567). Occupiers nearby include The Health and Safety Executive, South Sefton Magistrates Court and The Office for Nuclear Regulation.

Description & Accommodation

A substantial detached corner property which is of brick construction under a pitched roof. Externally there is a beer terrace to the front, with car parking at each side of the building.

Ground Floor- Trading accommodation with central bar servery and laid out with a variety of tables and seating, with more formal raised dining areas. Customer WC's are also provided at this level.

Basement – Cellar and stores

Upper Floors- Ancillary accommodation at first floor with staff room, managers office and kitchen. At second floor level there is disused former letting accommodation which is in shell condition.
5. Merton Inn, 42 Merton Road, Bootle L20 3BG

Tenure
Freehold

Rateable Value & EPC
2010 Rateable Value – £98,500
EPC rating - F

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 1am on Monday to Wednesday, 3am on Thursday to Saturday and until 2am on Sunday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>486</td>
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</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>412</td>
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<tr>
<td>Second</td>
<td>Ancillary</td>
<td>329</td>
<td>3,541</td>
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<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>138</td>
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<tr>
<td>Total</td>
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<td>1,365</td>
<td>14,693</td>
</tr>
</tbody>
</table>

Contacts
Nick Huddleston
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Executive Summary

- Freehold
- Popular tourist resort
- Busy town centre location on arterial link road
- Close to occupiers including Sainsbury's and the Sovereign Shopping Centre
- Prominent building
- Well configured trading accommodation
- External seating to the rear
- Also available by way of a new lease

Location

Boscombe is a densely populated town located approximately 3 miles east of Bournemouth and 0.6 miles north of the coastal beaches.

The Sir Percy Florence Shelley occupies a mid terrace position on Christchurch Road (A35) close to the junction of Ashley Road. Occupiers nearby include Costcutter, Sainsbury’s and the O2 Academy live music venue.

Description & Accommodation

A mid terrace property which is of brick construction with stone elevations under a pitched and flat roof. Externally there is a courtyard beer garden to the rear.

Ground Floor - Trading accommodation with bar servery to one side and laid out with a variety of tables and seating. Customer WC’s and a catering kitchen are also provided at this level.

Upper Floors - Ancillary trading accommodation at first floor with staff changing facilities, manager's office, storage, cellar and vacant room and a 2 bed manager's flat. The second floor accommodation has been sold off on a long lease.
Tenure
Freehold. The second floor of the property has been let on a lease for a term of 999 years from 20 January 1999.

Rateable Value & EPC
2010 Rateable Value – £54,500
EPC rating - EPC in the course of preparation

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1am on Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
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<tr>
<td>First</td>
<td>Ancillary</td>
<td>455</td>
<td>4,898</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>769</td>
<td>8,277</td>
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</tbody>
</table>

Contacts
Toby Hall
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Paul Breen
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Email: pbreen@savills.com
Executive Summary

- Long Leasehold at current rent of £10,218 pa
- Located on Morley Street close to a number of bars, restaurants and clubs
- Opposite Bradford College the second largest college in the UK
- Character building
- Adapted to form ground floor and mezzanine level accommodation
- Long leasehold interest for sale or also available by way of a new lease at a market rent

Location

Bradford is a densely populated city in West Yorkshire which is located approximately 9 miles west of Leeds and 16 miles north west of Wakefield. The Sir Titus Salt occupies a prominent position and is accessible from both Morley Street and Great Horton Street in the heart of Bradford city centre. Bradford College which is the UK’s second largest college with around 25,000 students is directly opposite on Great Horton Road with the Alhambra Theatre also within close proximity. Other pub and bar occupiers nearby include Tokyo’s, Flares and Reflex.

Description & Accommodation

An iconic stone built property, originally part of the Windsor Baths with the Sir Titus Salt occupying the basement, ground and first floor levels. Externally there is a beer terrace area fronting Great Horton Road which is occupied by way of a licence.

**Ground Floor**- Trading accommodation with bar servery to one side. This area is laid out to provide a variety of tables and seating in addition to a disabled WC.

**Basement**- Cellar and stores.

**Upper Floors**- Additional trading accommodation at first floor with catering kitchen, customer WC’s, managers office and staff room.
### Tenure

Long leasehold for a term expiring in February 2124 at a current rent of £10,218.40 per annum subject to index linked review on an upwards only basis on 2 March 2019 and five yearly thereafter. The most recent annual service charge was £1,091. The seating to the front of the property is held by way of a licence.

### Rateable Value & EPC

2010 Rateable Value – £92,000
EPC rating - B

### Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 2am seven nights per week.

### Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>487</td>
<td>5,242</td>
</tr>
<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>306</td>
<td>3,293</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>139</td>
<td>1,463</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>932</td>
<td>9,998</td>
</tr>
</tbody>
</table>

### Contacts

**Andrew Watt**
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Executive Summary

- Freehold
- Busy town location in close proximity to Cheadle Hulme shopping centre
- Close to occupiers including Waitrose, Asda, Platform 5 (Holts) and the John Millington (Hyde's)
- A substantial end terraced property which was constructed in 1937
- Substantial trading accommodation
- External seating to the front and rear
- Also available by way of a new lease

Location

Cheadle Hulme is a busy commuter town located approximately 2 miles south west of Stockport and 8 miles south east of Manchester.

The Kings Hall occupies a prominent position on Station Road close to its junction with Albert Road and adjacent to the Cheadle Hulme Shopping centre. Occupiers nearby include Costa, Subway, Waitrose, Asda, Platform 5 (Holts) and the John Millington (Hyde's).

Description & Accommodation

A substantial end of terrace property which is of brick construction with painted and rendered front elevation under a pitched roof. Externally there is a beer terrace to the front and an enclosed terrace to the rear.

**Ground Floor** - Trading accommodation with bar servery to the left hand side and laid out with a variety of tables and seating.

**Basement** – Cellar and stores.

**Upper Floors**- Additional trading accommodation at first floor level. There is also kitchen, stores, offices and customer WCs.
8. King’s Hall, Cheadle Hulme, 13 Station Road SK8 5AF

**Tenure**

Freehold

**Rateable Value & EPC**

2010 Rateable Value – £84,000
EPC rating - EPC in the course of preparation

**Premises Licence**

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1am on Friday and Saturday.

**Floor Areas**

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>298</td>
<td>3,208</td>
</tr>
<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>244</td>
<td>2,626</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>542</td>
<td>5,834</td>
</tr>
</tbody>
</table>

**Contacts**

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Email: tcunningham@savills.com

Julian Such  
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Tel: 07939 684047  
Email: Julian.such@cbre.com

Peter Scholes  
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Tel: 07807 999654  
Email: pscholes@savills.com
**Executive Summary**

- Leasehold
- Current rent £47,000 per annum
- Busy location in densely populated area
- Close proximity to Dagenham Heathway Underground Station and the Heathway Shopping Centre
- Limited immediate competition
- Well configured accommodation
- External seating and beer garden

**Location**

Dagenham is a densely populated London suburb that is located approximately 7 miles east of Stratford and 13 miles east of Central London.

The Lord Denman occupies a prominent position on Heathway Road close to its junction with Parsloes Avenue and close to Dagenham Heathway underground station (District Line). Occupiers nearby include Iceland Foods, Lidl, Papa Johns, Tesco Express and Barclays Bank.

**Description & Accommodation**

A substantial mid terraced property which is of brick construction under a flat roof. Externally there is a beer terrace to the rear of the property.

**Ground Floor** - Trading accommodation with single bar servery and laid out with a variety of tables and seating. Customer WC’s are also provided at this level.

**Basement** – Cellar and stores

**Upper Floors** - Additional trading accommodation at first floor level including catering kitchen, office and 1 bed managers flat.
**Tenure**

Held on a lease expiring on 24 December 2028 at a current rent of £47,000 per annum subject to upwards only rent review on 25 December 2018 and five yearly thereafter.

**Rateable Value & EPC**

2010 Rateable Value – £51,750  
EPC rating - D

**Premises Licence**

The property benefits from a premises licence permitting the sale of alcohol until 11pm Monday to Sunday.

**Floor Areas**

The property has the following approximate gross internal areas:

<table>
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<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
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<th>SQ.FT</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>277</td>
<td>2,982</td>
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<tr>
<td>First</td>
<td>Ancillary &amp; Accommodation</td>
<td>78</td>
<td>840</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>40</td>
<td>431</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>395</td>
<td>4,252</td>
</tr>
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</table>

**Contacts**

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toby Hall</td>
<td>Tel: 07785 253055</td>
<td><a href="mailto:Toby.hall@cbre.com">Toby.hall@cbre.com</a></td>
</tr>
<tr>
<td>Jack Stacey</td>
<td>Tel: 07825 860099</td>
<td><a href="mailto:Jack.stacey@cbre.com">Jack.stacey@cbre.com</a></td>
</tr>
<tr>
<td>Paul Breen</td>
<td>Tel: 07767 873353</td>
<td><a href="mailto:pbreen@savills.com">pbreen@savills.com</a></td>
</tr>
<tr>
<td>Stuart Stares</td>
<td>Tel: 07807 999841</td>
<td><a href="mailto:sstares@savills.com">sstares@savills.com</a></td>
</tr>
</tbody>
</table>
Executive Summary

- Leasehold
- Current rent £98,374 per annum
- Historic market town
- Prominent period property opposite the main pedestrianised shopping area in Dartford town centre
- Well configured accommodation
- Occupiers nearby include JD Sports, Aldi and Primark
- Incentives available – subject to status
- Premises currently closed

Location

Dartford is a popular town that is located 15 miles south of Dagenham and 18 miles east of Central London.

Road communications are good with M25 and A2 motorways both easily accessible and regular trains providing access to London Victoria and London Charing Cross with a journey time of 45 minutes.

The Paper Moon occupies a prominent corner position with frontage to the main pedestrianised High Street. The area is densely populated with occupiers nearby including JD Sports, Aldi and Primark.

Description & Accommodation

A substantial corner property which is of brick construction with bare brick elevations under a multi pitched roof.

Ground Floor: Trading accommodation with central bar servery to one side and laid out with a variety of tables and seating. Customer WC’s are also provided at this level, in addition to stores.

Upper Floors: Kitchen accommodation is at the first floor with a beer cellar. A managers office, staff room, a bedroom and living room plus customer WC’s are also provided at this level.
Tenure

Held on a lease with an expiry at 30tMarch 2034 at a current rent of £98,374 per annum subject to 5 yearly upwards only rent reviews. The next review is due 31 March 2019. There is a tenants only break clause on 30th March 2029.

Rateable Value & EPC

2010 Rateable Value – £70,000
EPC rating - D

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30 am Sunday to Thursday and until 1.00 am Fridays and Saturdays.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
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<tr>
<td>First</td>
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<td>Total</td>
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<td>4,446</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Leasehold
- Current rent £88,125 per annum
- Affluent location
- Occupiers nearby include M&S Food, Nationwide, Costa Coffee, Cau, Slug & Lettuce and Croma
- Modern building
- Purpose built licensed premises with trade areas at ground and first floor

Location

Didsbury is a vibrant and busy suburban area of Manchester that is located 4 miles south of Manchester and 28 miles north of Crewe.

The Milson Rhodes occupies a prominent position on School Lane just off Didsbury’s main high street. Nearby occupiers include M&S Food, Nationwide, Costa Coffee, Cau, Slug & Lettuce and Croma.

Description & Accommodation

A substantial detached two storey public house of brick construction under a hipped and pitched tile roof. There is a front beer terrace and two external balconies at first floor level.

Ground Floor - Open plan trading accommodation with a variety of loose tables and stool seating. A bar servery is located to the rear, together with glass wash area and beer store. Disabled WC.

Upper Floors - Open plan trading accommodation to first floor with a bar servery and a variety of loose tables and seating as well as the benefit of two external balconies. In addition are customer WC's, together with catering kitchen, staff areas and office.
Tenure

Held on a lease expiring 20 May 2024 at a current rent of £88,125 per annum subject to rent review on 21 May 2019 and five yearly thereafter.

Rateable Value & EPC

2010 Rateable Value - £93,000
EPC rating - D

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 11:30am Sunday to Thursday and 12:30am Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>219</td>
<td>2,360</td>
</tr>
<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>200</td>
<td>2,154</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>419</td>
<td>4,514</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Freehold
- Busy central location
- Close to Port Arcades shopping centre and numerous independent retailers
- Prominent public house with adjoining retail unit occupied by William Hill
- Substantial trading accommodation
- First floor accommodation let to the Salvation Army
- Also available by way of a new lease

Location

Ellesmere Port is a busy Cheshire town located approximately 6 miles to the north of Chester and 9 miles to the south of Liverpool.

The Thomas Telford occupies a prominent position on Whitby Road (A5032) close to Port Arcades Shopping Centre. Occupiers nearby include Mecca Bingo, Subway, William Hill, Iceland and Boots.

Description & Accommodation

A substantial mid-terraced property which is of concrete framed construction with glazed front elevation under a flat roof. The adjoining retail unit which is currently occupied by William Hill is included within the ownership.

Ground Floor - Trading accommodation with central bar servery and laid out with a variety of tables and seating. Customer WC’s, kitchen, staff room, cellar and stores are also provided at this level.

Upper Floors - Self-contained accommodation on first floor which has been separately let to the Salvation Army.
Tenure

Freehold. The first floor of the premises are separately let to the Salvation Army for a term expiring 23 June 2022 at a current rent of £4,416.05 per annum subject to rent review on 24 June 2017. The retail unit is let to William Hill for a term expiring 26 May 2019 at a current rent of £25,000 per annum subject to an outstanding rent review on 27 May 2014. A bin store area is let to Rowlands Pharmacy on a rolling agreement at a rent of £900 per annum.

Rateable Value & EPC

2010 Rateable Value – £67,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 2am Friday – Saturday and until 1.30am Sunday – Thursday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>895</td>
<td>9,634</td>
</tr>
<tr>
<td>First</td>
<td>Let accommodation</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>895</td>
<td>9,634</td>
</tr>
</tbody>
</table>

Contacts

- **Nick Huddleston**
  - CBRE
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  - Email: Nick.huddleston@cbre.com

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Executive Summary

- Leasehold
- Densely populated London suburb
- Current Rent £85,000 per annum
- Close proximity to Forest Hill Station with occupiers nearby including Sainsbury’s, WH Smith, Pizza Hut and Energie Health Club
- Former Capitol Cinema - Grade II listed building
- Substantial open plan trading area
- External seating and beer garden

Location

Forest Hill is a fashionable and densely populated south east London suburb located approximately 6 miles north of Croydon and 7 miles south west of central London. The Capitol occupies a prominent position on the London Road. Occupiers nearby include Sainsbury’s, Pizza Hut and Energie Health Club.

Description & Accommodation

A substantial detached property which is of steel frame concrete block construction with rendered elevations under a multi pitched roofs. Externally there is a beer terrace to the side and rear of the property with a separate access onto the London Road.

Ground Floor - Split level trading accommodation with rear bar servery. Beer cellar and store, customer WC’s and a catering kitchen are also provided at this level.

Basement - Disused

Upper Floors - Former Cinema Circle, ancillary offices and discussed projection box.
Tenure

Held on a lease expiring 27 September 2025 at a current rent of £85,000 per annum subject to an outstanding upwards only rent review on 28 September 2015.

Rateable Value & EPC

2010 Rateable Value – £82,500
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1am Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>811</td>
<td>8,730</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>194</td>
<td>2,088</td>
</tr>
<tr>
<td>Second</td>
<td>Disused Cinema Circle</td>
<td>307</td>
<td>3,305</td>
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<tr>
<td>Basement</td>
<td>Disused</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,312</td>
<td>14,122</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Leasehold
- Current rent £283,500 per annum
- Prime location in Fulham Broadway Centre
- Modern unit in established retail and leisure scheme
- Close to occupiers including Vue Cinema, Pizza Express, Wagamama and Yo Sushi
- Substantial trading accommodation all on one level
- High standard of fit out

Location

Fulham is one of the most affluent and desirable areas of south west London, located 4 miles west of London’s West End. The area is famous for its broad selection of retail, restaurants, bars and exclusive residential properties.

The Oyster Shed occupies a prominent position on the first floor of the Fulham Broadway Centre which incorporates Fulham Broadway Underground Station and currently attracts 12 million visitors per year (Source: Fulham Broadway Centre Official Site). Stamford Bridge, the home of Chelsea Football Club is situated just metres from the centre. Other leisure occupiers within the scheme include Vue Cinema, Pizza Express, Wagamama, Yo Sushi and David Lloyd in addition to retailers and coffee shops including Sainsbury’s, Starbucks, Vodafone and Metro Bank.

Description & Accommodation

A modern first floor unit which forms part of a mixed retail and leisure scheme that opened in 2002. The property is located at the front of the development so benefits from extensive glazing to Fulham Broadway which provides excellent natural light.

Ground Floor – Accommodation all at one level with centrally positioned bar servery along with a variety of tables and seating for circa 160 covers. Ancillary accommodation includes a large catering kitchen, customer WC’s, bottle store, beer cellar, managers office, glass wash up area and staff changing facilities.
Tenure

Let on a lease expiring on 25 March 2027 at a current rent of £283,500 per annum subject to upwards only rent review on 25 March 2017 and five yearly thereafter on an upwards only basis. There is a tenant only break option on 25 March 2017. The most recent annual service charge for the property was £78,160.

Rateable Value & EPC

2010 Rateable Value - £170,000
EPC rating - G

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12am Monday-Thursday, 1.30am on Friday and Saturday and 12am on Sunday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading and Ancillary</td>
<td>660</td>
<td>7,098</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>606</td>
<td>7,098</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Leasehold
- Current rent £169,500 per annum
- Prominent end of terrace property
- Affluent West London location
- Situated below Holiday Inn Express Hotel
- Occupiers nearby include Maplin, Subway and Argos
- Character building
- Well configured accommodation

Location

Hammersmith is an affluent and densely populated suburb 5 miles west of Central London, to the north of Fulham and east of Chiswick.

The Plough & Harrow occupies a prominent corner position on the A315 King Street, directly opposite the junction with Macbeth Street. Nearby occupiers include Maplin, Subway and Argos, also in close proximity is the Kings Mall Shopping Centre and the Eventim Hammersmith Apollo.

Description & Accommodation

A substantial corner property which is of brick construction. The public house occupies the ground floor and basement of a three storey building, the upper parts of which consist of a Holiday Inn Express hotel.

Ground Floor - Trading accommodation with bar servery to one side and a variety of tables and seating. Customer WC's and a catering kitchen are also provided at this level.

Basement - Cellar and stores.
Tenure

Held on a lease expiring 23 June 2036 at a current rent of £169,500 per annum with an upwards only rent review on 24 June 2016 and five yearly thereafter. The property has a tenant only break clause on 24 June 2026.

Rateable Value & EPC

2010 Rateable Value - £115,000
EPC rating - G

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until Midnight Monday to Sunday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading and Ancillary</td>
<td>595</td>
<td>6,404</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>48</td>
<td>517</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>643</td>
<td>6,921</td>
</tr>
</tbody>
</table>

Contacts

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Email: Jack.stacey@cbre.com

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Stuart Stares
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Executive Summary

- Leasehold
- Affluent town
- Current rent £105,500 per annum
- Modern unit in affluent location
- Directly opposite Eden Centre
- Substantial trading accommodation over two floors
- High standard of fit out
- Incentives Available (subject to status)

Location

High Wycombe is an affluent and popular commuter town that is located 5 miles west of Beaconsfield, 7 miles north of Maidenhead, 7 miles south east of Oxford and 32 miles north west of London. Road communications are good with M40 and M4 motorways both easily accessible and regular trains providing access to London Marylebone with journey times of 30-40 minutes.

The William Robert Loosley sits in a prominent position fronting the A40 Oxford Road, close to its junction with the A4128 and directly opposite the Eden Centre, High Wycombe's principal shopping centre which is anchored by Marks and Spencer and House of Fraser. Local occupiers include Magnet and Sainsbury’s with Cineworld, Hollywood Bowl, Wagamama, Nando’s and Zizzi located in the Eden centre.

Description & Accommodation

A substantial mid terraced property which is of brick construction with painted and rendered elevations that is laid out to provide accommodation on ground, first and second floor levels. Externally there is a small area used for customer seating which is occupied by way of a licence.

**Ground Floor** - Internally the premises are laid out to provide trading accommodation with the bar servery located to one side of the premises with a variety of tables and seating for approximately 80 covers. Customer WC’s, a glasswash area, cleaning store and beer cellar are also provided at this level.

**First floor** - Additionally trading area with central servery and seating for 72 covers. Catering kitchen, bottle store, office, staff WC’s and changing room in addition to a 2 bed staff flat.

**Upper floor** – Vacant storage accommodation split over two separate areas at the second floor.
Tenure
Let on a lease expiring 11 April 2032 at a current rent of £105,500 per annum subject to an upwards only rent review on 11 April 2017 and five yearly thereafter. The small seating area to the front of the property is held by way of a licence at a current fee of £250 per annum.

Rateable Value & EPC
2010 Rateable Value – £50,000
EPC rating - E

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until midnight Sunday to Thursday and 2am on Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>400</td>
<td>4,309</td>
</tr>
<tr>
<td>First</td>
<td>Trading and Ancillary</td>
<td>387</td>
<td>4,169</td>
</tr>
<tr>
<td>Second</td>
<td>Ancillary Storage</td>
<td>157</td>
<td>1,690</td>
</tr>
<tr>
<td>Second Rear</td>
<td>Ancillary Storage</td>
<td>141</td>
<td>1,515</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>1,085</td>
<td>11,683</td>
</tr>
</tbody>
</table>

Contacts
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Executive Summary

- Freehold
- Densely populated city
- Well positioned in the centre of Hull close to a number of bars, restaurants and clubs
- UK City of Culture 2017
- Substantial Grade II listed former banking hall premises
- Significant works of improvement to the local environment as part of the City of Culture 2017 designation
- Also available by way of a new lease

Location

Hull is densely populated city on the north east coast that is located approximately 34 miles south east of York and 50 miles east of Leeds.

The William Wilberforce occupies a prominent corner position on Trinity House Lane at its junction with Silver Street in the heart of Kingston Upon Hull city centre. Occupiers nearby include the Telstar Bar, Oscars Bar, Garbo’s Bar & Grill, Superdrug and Bonmarche.

Description & Accommodation

An imposing former banking hall with stone facades where many of the original features retained. The property is laid out to provide accommodation on basement, ground, and two upper floors. Externally there is seating to the front of the property which is held by way of a licence.

Ground Floor - Trading accommodation provided within three separate rooms with two separate bar serveries provided. Laid out with a variety of tables and seating. Customer WC’s and a catering kitchen are also provided at this level.

Upper Floors - Additional accommodation at first and second floors comprising customer WC’s, managers office, staff room and redundant accommodation.
Tenure

Freehold. The seating area to the front of the property is held by way of a licence at a current fee of £310 per annum.

Rateable Value & EPC

2010 Rateable Value – £145,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence with permitted hours until 12.30am Sunday to Wednesday and 2am on Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.F116T</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>603</td>
<td>6,490</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>116</td>
<td>1,248</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>719</td>
<td>7,738</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Leasehold
- Current rent £100,000 per annum
- Central Ipswich location adjacent to Town Hall and Corn Exchange
- Close to occupiers including Debenhams, Natwest and Lloyds
- Substantial trading accommodation
- High standard of fit out
- External terrace
- Property now closed
- Incentives Available – Subject to status

Location

Ipswich is a popular and densely populated town in Suffolk, England, located on the estuary of the River Orwell 15 miles north west of Felixstowe and 19 miles north east of Colchester.

The property is located in the heart of the town centre off of Cornhill and immediately adjacent to the Town Hall and Corn Exchange Theatre. Local occupiers include Debenhams, Lloyds, Natwest and Barclays.

Description & Accommodation

Substantial building which was originally built as a hotel providing accommodation on basement, ground and first floor levels. Externally there is a beer terrace area.

Ground floor – Central Bar servery along with a variety of seating areas for circa 124 covers. Customer WC’s and a catering kitchen are located at this level.

Basement – Cellar and Stores.

First Floor – Managers flat which is not currently in use.
18. Golden Lion, Cornhill, Ipswich IP1 1DB

Tenure
Let on a full repairing and insuring lease expiring on 29 April 2033 at a current rent of £100,000 per annum subject to upwards only rent review on 30 April 2018 and five yearly thereafter.

Rateable Value & EPC
2010 Rateable Value – £73,000
EPC in the course of preparation

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 1am Sunday-Thursday and 1.30am Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Ancillary</td>
<td>412</td>
<td>4,437</td>
</tr>
<tr>
<td>Basement</td>
<td>Trading and Ancillary</td>
<td>51</td>
<td>545</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>436</td>
<td>4,982</td>
</tr>
</tbody>
</table>

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Executive Summary

- Leasehold
- Current rent £183,000 per annum
- Modern unit in prime retail and leisure scheme
- Close to occupiers including Vue Cinema, Bella Italia, Gourmet Burger Kitchen, Wagamama and Ed’s Diner
- Substantial trading accommodation all on one level
- External Terrace

Location

Islington is a fashionable and exclusive suburb of north London located immediately to the north of the City of London and to the east of Kings Cross. The area is famous for its broad selection of pubs, bars and restaurants in addition to a retail offer which has improved significantly in recent years.

The property forms part of the Angel Central mixed leisure and retail scheme which is accessed from both the A1 Upper Street and Liverpool Road and within 2 minutes walk of both Angel Underground Station and the Business Design Centre. The Glassworks is positioned on the first floor of the scheme within close proximity to the Vue Cinema and other occupiers including Bella Italia, Gourmet Burger Kitchen, Wagamama, Ed’s Diner, H&M and the O2 Academy live music venue.

Description & Accommodation

A modern first floor unit which forms part of a mixed retail and leisure scheme that opened in 2002. The property has an extensive frontage with terrace currently laid out to provide 6 tables and 12 chairs.

Ground Floor - Centrally positioned bar servery along with a variety of tables and seating for circa 130 covers. Ancillary accommodation includes a large catering kitchen, customer WC’s, bottle store, beer cellar, managers office, glass wash up area and staff changing facilities.
**Tenure**

Let on a lease expiring on 24 December 2026 at a current rent of £183,000 per annum subject to upwards only rent review on 25 December 2017 and five yearly thereafter on an upwards only basis. The most recent annual service charge for the property was £42,876.

**Rateable Value & EPC**

2010 Rateable Value – £167,000  
EPC rating – G

**Premises Licence**

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Monday to Sunday.

**Floor Areas**

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading and Ancillary</td>
<td>515</td>
<td>5,540</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>515</td>
<td>5,540</td>
</tr>
</tbody>
</table>

**Contacts**

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**Executive Summary**

- Leasehold
- Current rent £70,000 per annum
- Highly desirable affluent city location
- Landmark character building
- Substantial trading accommodation
- External rear beer terrace and front pavement terrace
- Occupiers nearby include Ask Italian and Walkabout
- Limited direct competition in the vicinity

**Location**

Lichfield is an affluent city in Staffordshire in the West Midlands and is situated 16 miles north of Birmingham. Lichfield has good road and rail links into Birmingham with two railway stations and good access to the A5 and A38.

The property occupies a central location to the south east of the main high street. Occupiers nearby include Ask Italian and Walkabout.

**Description & Accommodation**

The prominent long-standing former bank is a Grade II listed Georgian property of traditional construction with rendered walls under a multi pitched slate roof. Externally to the rear there is a beer terrace area and a further terrace area held under a separate lease to the front of the building.

**Ground floor** - Bar servery along with a variety of seating areas for circa 110 covers and a rear external terrace area.

**Basement** - Cellar and Stores

**Upper Floors** - Staff room, customer toilets and kitchen is located at first floor. A managers three bedroom flat occupies the second floor.
Tenure

Held on a lease with an expiry at 22 February 2029 at a current rent of £70,000 per annum with a rent review on 23 February 2019 and five yearly thereafter on an upwards only basis. An additional lease is held on the external seating area at a current rent of £5,000 pa expiring at 22 February 2029 with a rent review on 13 February 2017 and five yearly thereafter.

Rateable Value & EPC

2010 Rateable Value - £170,000
EPC rating - G

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12am Monday-Thursday, 1.30am on Friday and Saturday and 12am on Sunday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>660</td>
<td>7,104</td>
</tr>
<tr>
<td>Basement</td>
<td>Cellar &amp; Stores</td>
<td>110</td>
<td>1,190</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>195</td>
<td>2,100</td>
</tr>
<tr>
<td>Second</td>
<td>Staff Accommodation</td>
<td>195</td>
<td>2,100</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>816</td>
<td>8,790</td>
</tr>
</tbody>
</table>

Contacts

Toby Hall
CBRE
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Jack Stacey
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Tel: 07825 860099
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Paul Breen
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Executive Summary

- Leasehold
- Current rent £72,500 per annum
- Prominent property located in the main drinking circuit
- Well configured accommodation
- Occupiers nearby Shack nightclub, Mocha bar and Oriental buffet restaurant
- Incentives available – subject to status
- Premises currently closed

Location

Lincoln is an attractive Cathedral city with good rail links into Sheffield and Nottingham. The Cathedral is located approximately 0.5 miles to the north and is a popular tourist and retail destination with a resident population of 95,000.

The Forum is located within the establish drinking circuit of Lincoln city centre opposite The Shack nightclub, Moka bar and Oriental buffet restaurant, the main university of Lincoln campus is also in close proximity.

Description & Accommodation

A modern well located property which is of steel framed construction and comprises the ground floor and basement of the Thomas Parker office building.

Ground Floor - Trading accommodation with a single bar servery laid out with a variety of tables and fixed booths. A raised seating area is to the front of the property with a pavement smoking area.

Basement - Kitchen, Cellar and customer toilets are located at this level.
Tenure

Held on a lease with an expiry on 8 October 2035 at a current rent of £72,500 per annum subject to 5 yearly upwards only rent reviews with an outstanding next review from October 2015. There is a tenants only break clause in October 2020. There is also a pavement licence of £100 per annum due for renewal on 31 July 2016.

Rateable Value & EPC

2010 Rateable Value – £82,000
EPC rating – G

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 1am Sunday to Thursday and 2am Friday to Saturday

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading and Ancillary</td>
<td>424</td>
<td>4,564</td>
</tr>
<tr>
<td>Basement</td>
<td>Cellar and Stores</td>
<td>204</td>
<td>2,196</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>628</td>
<td>6,760</td>
</tr>
</tbody>
</table>

Contacts

Toby Hall
CBRE
Tel: 07785 253055
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Peter Scholes
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### Executive Summary

- **Leasehold**
- **Current rent of £92,500 per annum**
- **Prominent property located in the main late night drinking district**
- **Well configured accommodation**
- **Occupiers nearby include Odeon Cinema, David Lloyd and Bar Sport**
- **Nil Premium**
- **Incentives available – subject to status**
- **Premises currently closed**

### Location

Maidenhead is a popular town that is located approximately 15 miles east of Reading and 30 miles west of London. Road communications are good with M4 and M25 motorways both easily accessible. Maidenhead station is also in close proximity with regular trains also providing access to London Paddington and Reading stations. Crossrail station linking the town to central London with a journey time of 41 minutes is due to open 2019.

The Greyhound occupies a prominent mid terrace position with frontage onto Queen Street which provides access to the High Street. The area is densely populated with occupiers nearby including Odeon Cinema, David Lloyd and Bar Sport.

### Description & Accommodation

A prominent mid terrace property which is of steel framed and brick construction under a multi pitched roof.

**Ground Floor** - Trading accommodation with bar servery to one side and laid out with a variety of tables and fixed booths. A kitchen, Garden and stores are also located at this level.

**Upper Floors** - A staff room, managers office and staff toilets are located at this level. Staff accommodation is also located at this level with 2 two bedroom flats, accessed to the rear of the property.

**Basement** - Customer toilets, Cellar and ancillary is located at this level.
Tenure

Held on a lease with an expiry at 28 September 2036 at a current rent of £92,500 per annum subject to 5 yearly upwards only rent reviews with next review September 2016. There is a tenant only break option on 29 September 2026.

Rateable Value & EPC

2010 Rateable Value – £72,500
EPC rating – G

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30 am Sunday to Thursday and until 1.00 am Fridays and Saturdays.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>454</td>
<td>4,887</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary &amp; Accommodation</td>
<td>154</td>
<td>1,658</td>
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<tr>
<td>Basement</td>
<td>Ancillary &amp; Stores</td>
<td>223</td>
<td>2,400</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>831</td>
<td>8,945</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Leasehold
- Current rent £91,375 per annum
- Popular market town
- Positioned on the principal licensed circuit within the town centre
- Situated alongside a number of individually operated licensed units
- Modern purpose built licensed premises with trade areas at ground and first floor

Location

Mansfield is a popular market town in Nottinghamshire which is located approximately 12 miles north of Nottingham and 20 miles south east of Sheffield.

The Stag & Pheasant occupies a central position in Mansfield town centre on Clumber Street opposite its junction with Regent Street. Occupiers nearby include Wilko, the Mansfield Building Society, the After Dark nightclub and the Widow Frost (JD Wetherspoon).

Description & Accommodation

Forming the end of a terrace of licensed properties the modern property is brick built with slate roof covering. A covered patio area is located to the front of the property.

Ground Floor - Trading accommodation with centrally positioned island bar servery and a variety of tables and seating. A catering kitchen, beer cellar, bottle store and plant room are also provided at this level.

Upper Floors - Ancillary accommodation at first floor including customer WC's, managers office, staff room and WC's, a chiller room and separate store.
Tenure

Held on a lease for a term expiring on 24 February 2040 at a current rent of £91,375 per annum subject to a fixed increase of 7.5% on 25 February 2020 and a further increase of 7.5% in 2025. The rent review in 2030 will be to the greater of the open market rent or an increase of 7.5% with the final review in 2035 being subject to an increase of 7.5%. There is a tenant break on 24 February 2030.

Rateable Value & EPC

2010 Rateable Value – £141,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 2.30am Sunday to Thursday and 3.30am Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>484</td>
<td>5,209</td>
</tr>
<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>136</td>
<td>1,463</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>620</td>
<td>6,672</td>
</tr>
</tbody>
</table>

Contacts

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Peter Scholes
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Executive Summary

- Leasehold
- Current rent £157,000 per annum
- Prominent property situated in the pedestrianised theatre district
- Well configured accommodation
- Occupiers nearby include Milton Keynes Theatre, Revolucion de Cuba, The Slug and Lettuce, Zizzi and Electric Social
- Incentives available – subject to status
- Premises currently closed

Location

Milton Keynes is a thriving town that is located 57 miles north of London and 18 miles south of Northampton. Rail links provide access into London Euston in 35 minutes and Birmingham New Street within an hour, the M1 motorway is also easily accessible.

The David Garrick is located in the centre of Milton Keynes theatre district and late night hub. The district is anchored by the 1,400 Milton Keynes Theatre with occupiers nearby including, Revolucion de Cuba, The Slug and Lettuce, Electric Social, Zizzi, TGI Fridays, Bella Italia.

Description & Accommodation

A substantial property which is of steel framed under a multi pitched roof.

Ground Floor - Trading accommodation with single bar servery and laid out with a variety of tables and fixed booths. Stores, male toilets, a cellar and atrium area seating area.

First Floor - First floor trading with single bar servery, stores and female toilets are located at this floor.

Second Floor - Kitchen, cellar, staff room, stores, staff wash room, staff toilets, managers office are all located at on the second floor.

Third Floor - Plant occupies the third floor.
Tenure

Held on a lease with an expiry at 24 March 2024 at a current rent of £132,000 per annum, an addition lease is held on the Atrium with a current rent of £25,000 per annum. The property is subject to 5 yearly upwards only rent reviews with next review in March 2019. The most recent annual service charge for the property was £36,000.

Rateable Value & EPC

2010 Rateable Value – £150,000
EPC rating – C

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 4.00 am Thursday to Sunday and until 2.30 am Monday to Wednesday

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>509</td>
<td>5,479</td>
</tr>
<tr>
<td>First</td>
<td>Trading</td>
<td>230</td>
<td>2,476</td>
</tr>
<tr>
<td>Second</td>
<td>Ancillary</td>
<td>419</td>
<td>4,510</td>
</tr>
<tr>
<td>Third</td>
<td>Plant</td>
<td>Not measured</td>
<td>Not measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,158</td>
<td>12,465</td>
</tr>
</tbody>
</table>

Contacts

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
<th>Tel</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toby Hall</td>
<td>CBRE</td>
<td>07785 253055</td>
<td><a href="mailto:Toby.hall@cbre.com">Toby.hall@cbre.com</a></td>
</tr>
<tr>
<td>Jack Stacey</td>
<td>CBRE</td>
<td>07825 860099</td>
<td><a href="mailto:Jack.stacey@cbre.com">Jack.stacey@cbre.com</a></td>
</tr>
<tr>
<td>Paul Breen</td>
<td>Savills</td>
<td>07767 873353</td>
<td><a href="mailto:pbreen@savills.com">pbreen@savills.com</a></td>
</tr>
<tr>
<td>Stuart Stares</td>
<td>Savills</td>
<td>07807 999841</td>
<td><a href="mailto:sstares@savills.com">sstares@savills.com</a></td>
</tr>
</tbody>
</table>
25. White Lion of Mortimer, 223 London Road, Mitcham CR4 2JD

**Executive Summary**

- Leasehold
- Current rent £60,000 per annum
- Densely populated London suburb
- Close to occupiers including Kings Arms Young's Public House, Boots, WH Smiths Local, Morrison's, Poundland and Fitspace
- Attractive character building in established retail and leisure location
- Substantial trading accommodation
- External seating and beer garden

**Location**

Mitcham is a densely populated suburb of south London that is located 3 miles south of Balham and 8 miles south west of central London.

The White Lion of Mortimer occupies a prominent corner position on the pedestrianized London Road. Occupiers nearby include Kings Arms (Young’s), Boots, Morrison’s, Poundland, WH Smith and Fitspace

**Description & Accommodation**

A substantial detached corner property which is of brick construction under a multi pitched roof. Externally there is beer terrace to the side and rear of the property.

**Ground Floor** - Trading accommodation with a single bar servery laid out with a variety of tables and seating. Customer WC’s and a catering kitchen are also located at this level

**Basement** - Cellar and stores.

**Upper Floors** – Former function room and living accommodation split over first and second floor which has not been in use for a number of years.
Tenure

Held on a lease expiring 9 October 2040 at a current rent of £60,000 per annum subject to an outstanding rent review on 10 October 2015 and five yearly thereafter.

Rateable Value & EPC

2010 Rateable Value – £59,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1.30am on Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>308</td>
<td>3,315</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Second</td>
<td>Accommodation</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Basement</td>
<td>Trading &amp; Ancillary</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>308</td>
<td>3,315</td>
</tr>
</tbody>
</table>

Contacts

Toby Hall
CBRE
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Tel: 07807 999504
Email: cbickle@savills.com

Jack Stacey
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Email: Jack.stacey@cbre.com

Stuart Stares
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Email: sstakes@savills.com
26. Diamond Tap, 42 Cheap Street, Newbury RG14 5BX

Executive Summary

- Leasehold
- Affluent market town
- Current rent £96,750 per annum (plus additional rent of £3,484 per annum)
- Close to occupiers including Vue Cinema, Bills, Strada, Pizza Express and Slug & Lettuce
- Substantial prominent building
- High standard of fit out
- External seating to the rear

Location

Newbury is a busy and affluent market town which is located approximately 22 miles south of Oxford and 25 miles west of Reading.

The Diamond Tap occupies a prominent position on Cheap Street close to the semi pedestrianised area of Market Place in the centre of the town. Occupiers nearby include Vue Cinema, Bills, Strada, Pizza Express and Slug & Lettuce.

Description & Accommodation

A substantial mid terraced property which is of brick construction with modern glazed street frontage at ground floor level and brick uppers under a pitched and flat roof. Externally there is a beer garden to the rear.

**Ground Floor** - Trading accommodation with bar servery to one side and laid out with a variety of tables and seating. Customer WC’s, disabled WC’s, are also provided at this level.

**Upper Floors** - Additional trading and ancillary trading accommodation at mezzanine first floor with bar servery to one side, customer WC’s, catering kitchen, cellar room, staff changing facilities, managers office and meeting room. At second floor level there is a 1 bed managers flat.
Tenure

Held on a lease expiring 16 April 2040 at a current rent of £96,750 per annum subject to a fixed uplift of 7.5% on 7 April 2020 and further increases of 7.5% five yearly thereafter. An additional £3,484 per annum is paid for the benefit of a right of way and is subject to rent review on 22 September 2022 and five yearly thereafter. There is a tenant only break option on 6 April 2025.

Rateable Value & EPC

2010 Rateable Value – £115,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 4am seven day a week.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>636</td>
<td>6,846</td>
</tr>
<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>510</td>
<td>5,490</td>
</tr>
<tr>
<td>Second</td>
<td>Accommodation &amp; Ancillary</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,146</td>
<td>12,335</td>
</tr>
</tbody>
</table>

Contacts

Toby Hall
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Jack Stacey
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Tel: 07825 880099
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Executive Summary

- Freehold
- Central location on Westgate Road close to Newcastle railway station
- Close to occupiers including Revolution Vodka Bar, Miller & Carter Steakhouse and the Hampton by Hilton Hotel
- Adjacent to new 259 bed Vita student accommodation scheme
- Substantial Grade II Listed building
- Highly attractive architectural features internally
- Also available by way of a new lease

Location

Newcastle-Upon-Tyne is a major commercial centre and popular tourist destination in the North East of England that is located approximately 14 miles to the north west of Sunderland and 2 miles north of Gateshead.

The Union Rooms occupies a prominent position on Westgate Road close to its junction with Collingwood Street close to Newcastle Central Station. Occupiers nearby include Yates Wine Lodge, Revolution Vodka Bar, Miller & Carter Steakhouse and a Hampton by Hilton Hotel. Immediately adjacent to the site is a 259 bed Vita student accommodation scheme which is currently being completed.

Description & Accommodation

A substantial detached property which is of stone construction under a pitched slate covered roof. Externally, there is a small beer terrace to the front of the building held under licence which is close to the main entrance. There could be scope to significantly increase the size of this area once public realm works have been completed, subject to obtaining the necessary consents.

Ground Floor - Trading accommodation provided with two separate bar serveries provided. These areas are laid out with a variety of tables and seating. Customer WC’s are also provided at this level.

Basement - Cellar and stores.

Upper Floors - Additional trading accommodation provided to the first floor within two distinct areas. Further bar serverie provided. Fully equipped catering kitchen to the first floor together with other ancillary accommodation. Customer WC’s provided to the second floor. The upper floors could offer the potential for conversion to hotel bedrooms or residential, subject to obtaining the necessary consents.
Tenure

Freehold. The terrace area to the front of the property is held by way of a licence at a current fee of £400 per annum.

Rateable Value & EPC

2010 Rateable Value – £250,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 1am seven days a week.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>657</td>
<td>7,072</td>
</tr>
<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>520</td>
<td>5,597</td>
</tr>
<tr>
<td>Second</td>
<td>Trading &amp; Ancillary</td>
<td>196</td>
<td>2,110</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>368</td>
<td>3,961</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,741</td>
<td>18,740</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Freehold
- City centre location
- Close to main retail area
- Substantial character corner building
- Substantial trading accommodation over split levels
- External seating to the rear
- Also available by way of a new lease

Location

Newport is a cathedral and university city located approximately 12 miles north east of Cardiff and 31 miles north west of Bristol on the River Usk.

The Tom Toya Lewis occupies a corner position on Commercial Street at its junction with Palmyra Place just south of main pedestrianised town centre and the Friars Walk leisure and retail development. Within close proximity is the Newport Museum and Art Gallery.

Description & Accommodation

A substantial corner property which is of brick construction with part rendered and painted and brick elevations under a pitched roof. Externally there is a courtyard beer garden to the rear.

Ground Floor - Lower area provides trading accommodation with raised sections to two sides and laid out with a variety of tables and seating. Upper area has further trading accommodation with bar servery to one side and ancillary accommodation with catering kitchen, glass wash area and disabled WC.

Basement - Cellar and stores.

Upper Floors - Ancillary trading accommodation at first floor level includes customer WC's, staff changing facilities, manager's office and a 2 bed manager's flat with 2 further vacant rooms.
Tenure
Freehold.

Rateable Value & EPC
2010 Rateable Value – £125,000
EPC Rating – EPC in the course of preparation

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1am on Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>570</td>
<td>6,135</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>385</td>
<td>4,144</td>
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<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>118</td>
<td>1,270</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,073</td>
<td>11,550</td>
</tr>
</tbody>
</table>

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Stuart Stares
Savills
Tel: 07807 999841
Email: sstares@savills.com
Executive Summary

- Leasehold
- Current rent £65,000 per annum
- Major tourist location
- Close to operators including Walkabout, the Sailors Arms (Stonegate) and The Central (St Austell)
- Attractive modern building
- Very high standard of fit out
- External seating to the front

Location

Newquay is a popular tourist coastal town in Cornwall located approximately 20 miles west of Bodmin and 51 miles west of Plymouth.

The Cribbar occupies a prominent end of terraced position fronting Gover Lane in the centre of Torquay. Nearby occupiers include Walkabout, The Central (St Austell) and The Sailors Arms (Stonegate).

Description & Accommodation

A substantial end of terrace property of rendered brick elevations beneath a flat roof, behind a parapet wall in part, with double glazed fenestration. Externally there is a large terrace with customer seating.

Ground Floor - The ground floor is split over ground and lower ground levels with the bar servery to the rear of the main ground floor. There is seating with loose tables and chairs throughout the trading area and a disabled toilet to the rear of the lower ground level.

Upper Floors - The first floor comprises customer WC’s, catering kitchen, boiler room, void space, staff room and a number of storage rooms.
Tenure
Held on a lease expiring 1 April 2042 at a current rent of £65,000 per annum with fixed uplifts to £69,875 per annum on 2 April 2017 and £75,116 per annum on 2 April 2022, and the greater of the annual rent payable immediately before the review date, the open market rent or fixed up lifts of 7.5% for the reviews dated 2 April 2032 and 2037. There is a tenant break option on 2 April 2027.

Rateable Value & EPC
2010 Rateable Value – £260,000
EPC Rating – G

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 4am seven nights per week.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; ancillary</td>
<td>805</td>
<td>8,665</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>523</td>
<td>5,630</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,328</td>
<td>14,294</td>
</tr>
</tbody>
</table>

Contacts
Toby Hall
CBRE
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Email: Toby.hall@cbre.com

Jack Stacey
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Tel: 07825 860099
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Stuart Stares
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Tel: 07807 999841
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Chris Bickle
Savills
Tel: 07807 999504
Email: cbickle@savills.com
Executive Summary

- Leasehold
- Current rent £144,282 per annum
- Affluent north London suburb
- Close to occupiers including the Bohemia Brew Pub, Aldi, Argos and Greggs
- Substantial character building in prominent location
- Substantial split level trading accommodation
- External seating and beer garden to the front of the premises

Location

North Finchley is an affluent north London suburb that is located approximately 6 miles north of Camden and 7 miles north of Central London.

The Tally Ho occupies a prominent corner position on the North Finchley High Road at its junction with Ballards Lane. Occupiers nearby include Bohemia Brew Pub, Aldi, Argos and Clarks.

Description & Accommodation

A substantial detached corner property which is of brick construction with painted elevations under a multi-pitched roof. Externally there is a beer garden to the front of the premises.

Ground Floor - Split level trading accommodation with a central bar servery and a variety of fixed and loose seating. Disabled WC’s are located at this level.

Basement - Cellar, stores and a staff room are located at this level.

Upper Floors - Ancillary and trading accommodation is at the first floor with an additional bar area, customer WC’s and catering kitchen. At the second floor there are two separate one bedroom flats and a further flat which has two bedrooms. One of the flats is currently vacant.
Tenure

Held on a lease for a term expiring 30 March 2034 at a current rent of £144,282 per annum subject to an outstanding upwards only rent review on 31 March 2014 and five yearly thereafter. There is a tenants break clause on 30 March 2029.

Rateable Value & EPC

2010 Rateable Value – £90,000
EPC Rating – D

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until midnight seven days per week.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
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<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>324</td>
<td>3,488</td>
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<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>267</td>
<td>2,874</td>
</tr>
<tr>
<td>Second</td>
<td>Accommodation</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>591</td>
<td>6,361</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Freehold
- Densely populated town
- Central location
- Close to occupiers including RBS, William Hill and McDonalds
- Modern building
- Well configured accommodation
- External seating held under licence
- Also available by way of a new lease

Location

Nuneaton is a densely populated Warwickshire town that is located approximately 9 miles north of Coventry and 20 miles east of Birmingham.

The Felix Holt occupies a busy location on Stratford Street which is positioned between Market Street and Abbey Street in the heart of Nuneaton town centre. The Ropewalk Shopping Centre is located nearby with occupiers in the immediate vicinity including RBS, William Hill and McDonalds.

Description & Accommodation

A substantial semi detached property which is of brick construction under a pitched roof.Externally there is a beer terrace to the front of the property which is held under licence.

Ground Floor - Trading accommodation with central bar servery to the rear of the ground floor which is also laid out with a variety of tables and seating. A catering kitchen, disabled WC and managers office are also located at this level.

Upper Floors - Ancillary accommodation including a beer cellar, spirit store, customer WC's, staff room, plant rooms and a 1 bedroom managers flat.
Tenure

Freehold. The seating to the front of the property is held by way of a licence at a current fee of £100 per annum.

Rateable Value & EPC

2010 Rateable Value – £100,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1am on Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>415</td>
<td>4,467</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>313</td>
<td>3,369</td>
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<tr>
<td>Total</td>
<td></td>
<td>728</td>
<td>7,836</td>
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Contacts

Toby Hall
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Executive Summary

- Leasehold
- Current rent £229,500 per annum
- Exclusive affluent area
- Busy location opposite Putney railway station close to occupiers including the Fox & Hounds Public House, the Fez Club, Costa Coffee and Lost & Co Bar
- Attractive character building
- Substantial trading accommodation

Location

Putney is an affluent and densely populated London suburb that is located 5 miles east of Richmond Upon Thames and 6 miles south west of Central London

The Railway occupies a prominent corner position on Upper Richmond Road at its junction with Putney High Street, directly opposite Putney Rail Station. Occupiers nearby include the Fox & Hounds Public House, Costa Coffee, the Fez Club and Lost & Co Bar

Description & Accommodation

A substantial corner property which is of brick construction with painted and rendered elevations under a multi pitched roof.

Ground Floor - Split level trading accommodation with single bar servery and laid out with a variety of tables and seating. Customer WC’s, a glass wash area and dumb waiter are also provided at this level.

Basement - Cellar, stores and a manager’s office.

Upper Floors - Ancillary and trading accommodation including single bar servery, customer seating, WC’s and a catering kitchen. The second floor provides a 2 bed managers flat, staff room and staff WC’s.
32. Railway, 202 Upper Richmond Road, Putney SW15 6TD

Tenure

Held on a lease expiring 30 March 2034 at a current rent of £229,500 per annum subject to an upwards only rent review on 31 March 2019 a five yearly thereafter. There is a tenant break option on 30 March 2029.

Rateable Value & EPC

2010 Rateable Value – £94,000
EPC Rating – E

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until midnight Sunday to Thursday and 1am on Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>423</td>
<td>4,553</td>
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<tr>
<td>First</td>
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<td>437</td>
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</tr>
<tr>
<td>Second</td>
<td>Accommodation &amp; Ancillary</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>Not Measured</td>
<td>Not Measured</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>831</td>
<td>9,256</td>
</tr>
</tbody>
</table>

Contacts

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Email: Jack.stacey@cbre.com

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Email: pbreen@savills.com

Chris Bickle
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Email: cbickle@savills.com
Executive Summary

- Leasehold
- Current rent £136,000 per annum
- Major commercial centre
- Affluent area
- Close to occupiers including Yates, O’Neill’s, Wild Lime, Matchbox Nightclub and Marks & Spencer
- Prominent building
- High standard of fit out

Location

Reading is a thriving regional town with popular retail and commercial hubs which is located approximately 24 miles south east of Oxford and 41 miles west of central London.

The Monk’s Retreat occupies a busy position on Friar Street adjacent to the pedestrianised Town Hall Square and a short distance from the Forbury Gardens. Occupiers nearby include Yates, O’Neill’s, Wild Lime, Matchbox Nightclub and Marks & Spencer’s.

Description & Accommodation

A substantial mid terraced property which is of brick construction with wood framed fenestration at street level within a larger five storey building. Externally there is a small beer terrace occupied by way of a licence.

Ground Floor - Trading accommodation with separate bar serveries to the front and rear side and laid out with a variety of tables and seating over split levels. Customer WC’s and disabled WC’s, a catering kitchen, glass wash areas, plant and utility rooms are also provided at this level.

Basement - Cellar, stores, manager’s office, staff room and staff WC’s.
33. Monk’s Retreat, 163 Friar Street, Reading RG1 1HE

Tenure

Held on a lease expiring 28 September 2028 at a current rent of £136,000 per annum subject to an upwards only rent review on 29 September 2018 and five yearly thereafter. The most recent annual service charge payable was £35,649. The external seating to the front of the property is held by way of a licence at a current fee of £600 per annum.

Rateable Value & EPC

2010 Rateable Value – £87,000
EPC Rating – C

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 2am on Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>476</td>
<td>5,124</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>145</td>
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</tr>
<tr>
<td>Total</td>
<td></td>
<td>621</td>
<td>6,684</td>
</tr>
</tbody>
</table>

Contacts

Toby Hall
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Jack Stacey
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Chris Bickle
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Paul Breen
Savills
Tel: 07767 873353
Email: pbreen@savills.com
34. Lawrence Sheriff, 28 – 29 High Street, Rugby CV21 3BW

Executive Summary

- Freehold
- Affluent town
- Central location
- Close to occupiers including Pizza Express and the Rugby Hotel
- Substantial building
- High standard of fit out
- External seating
- Also available by way of a new lease

Location

Rugby is an affluent market town on the River Avon that is located approximately 13 miles east of Coventry and 28 miles south east of Birmingham.

The Lawrence Sheriff occupies a busy location on the High Street in Rugby town centre close to its junction with the A428 Lawrence Sheriff Street. The property has frontage to both the High Street and Sheep Street. Rugby School which is one of Britain's oldest independent schools is located nearby with other occupiers in the immediate vicinity including Pizza Express and the Rugby Hotel.

Description & Accommodation

A substantial mid terraced property which is of brick construction with block rendered elevations. The property is accessed from both the High Street and Sheep Street and has external seating areas each street which are held under licence.

Ground Floor - Trading accommodation with central bar servery which is laid out with a variety of tables and seating. A disabled WC and small furniture store are also located at this level.

Basement - Large cellar and various stores.

Upper Floors - Ancillary accommodation at first floor including customer WC's, catering kitchen, staff changing room and WC's, managers office, various stores in addition to a 2 bedroom managers flat with two separate bathrooms. The second floor is currently vacant and comprises former office space which now accommodates some of the plant from the lower floors.
Tenure
Freehold. The external beer terrace is held by way of a licence at a current fee of £100 per annum.

Rateable Value & EPC
2010 Rateable Value – £67,500
EPC Rating – EPC in the course of preparation

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 2am Sunday to Wednesday and 3am Thursday to Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>407</td>
<td>4,380</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary &amp; Accommodation</td>
<td>400</td>
<td>4,305</td>
</tr>
<tr>
<td>Second</td>
<td>Ancillary</td>
<td>Not measured</td>
<td>Not measured</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>Not measured</td>
<td>Not measured</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>807</td>
<td>8,685</td>
</tr>
</tbody>
</table>

Contacts
Toby Hall
CBRE
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Executive Summary

- Leasehold
- Current rent £61,000 per annum
- Modern unit in High Street location
- Located in close proximity to Mecca Bingo, Sittingbourne Snooker Hall and New Century Cinema
- Substantial trading accommodation
- High standard of fit out
- Incentives available subject to status
- Premises currently closed

Location

Sittingbourne is a busy town in north Kent that is located 10 miles east Maidstone, 15 miles west of Canterbury and 28 miles east of Dartford.

Road communications are good with M2 and M20 motorways both easily accessible and regular trains providing access to London Victoria and London St Pancras with journey times of an hour.

The Summoner sits in a prominent position fronting the main High Street and directly opposite the New Century Cinema. Local occupiers include New Look and Iceland with the nearby Forum Shopping Centre anchored by Peacocks and Tesco. Adjacent to Sittingbourne Station is The Spring Square retail park development which will bring a Cinema, 7 new restaurants, residential apartments and a 308 space multi story car park to the town.

Description & Accommodation

A substantial mid terraced property which is of brick construction with painted and rendered elevations that is laid out to provide accommodation on ground floor only.

Ground Floor - Internally the premises are laid out to provide trading accommodation with the bar servery located to one side of the premises with a variety of tables and seating. Customer WC’s, a glasswash area, cleaning store and beer cellar are also provided at this level.
Tenure
Let on a lease expiring 28th June 2038 at a current rent of £61,000 per annum subject to an upwards only five yearly rent reviews with a break option on 29th June 2018. The most recent annual service charge for the property was £11,834.

Rateable Value & EPC
2010 Rateable Value – £67,000
EPC - G

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 12.30 am Sunday to Thursday and 1 am on Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading and Ancillary</td>
<td>609</td>
<td>6,562</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>609</td>
<td>6,562</td>
</tr>
</tbody>
</table>

Contacts
Toby Hall
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Jack Stacey
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Executive Summary

- Heritable
- Prominent period buildings
- Historic City
- Popular tourist destination
- Planning consent for a public house and 24 bed hotel
- Potential for other uses (subject to planning)
- Offers invited

Location

Stirling is a busy city that is located 26 miles north-east of Glasgow and 38 miles north-west of Edinburgh. Stirling Castle attracts a strong level of tourism to the City being Scotland's 4th biggest attraction with paid admission with over 440,000 visits in 2014 (source: Visit Scotland).

The property occupies a prominent position on the western side of King Street, close to the junction of Port Street and Murray Place, which forms Stirling’s main retail and pitch. Leisure occupiers nearby include Brewdog, The Golden Lion, The Corn Exchange, The Crossed Peels and Morrisons Cold Beer Co with other occupiers in the immediate vicinity including Ladbrokes and Number Eight.

Description & Accommodation

A substantial terrace of three ground floor retail units with three floors of office accommodation above contained within a mid terrace property stone construction under a pitched roof. There is a car park to the rear.

The property offers significant development potential. Planning permission was granted in August 2013 for conversion to public house/restaurant and 24 bed hotel ref 12/00469/FUL/IJ. This planning permission will expire in August 2016. Further details are available upon request.

Ground Floor- Three vacant retail units with sales area to the front and storage areas to the rear.

Upper Floors- Vacant offices arranged over first, second and third floors suitable for redevelopment.
36. 43-51 King Street, Stirling FK8 1DN

Tenure
Heritable

Rateable Value & EPC
2010 Rateable Value - £224,950
EPC in course of preparation

Premises Licence
The property benefits from a premises licence.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
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<tbody>
<tr>
<td>Ground</td>
<td>Retail</td>
<td>508</td>
<td>5,464</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>Office</td>
<td>30</td>
<td>323</td>
</tr>
<tr>
<td>First</td>
<td>Office</td>
<td>495</td>
<td>5,328</td>
</tr>
<tr>
<td>Second</td>
<td>Office</td>
<td>506</td>
<td>5,452</td>
</tr>
<tr>
<td>Third</td>
<td>Office</td>
<td>503</td>
<td>5,414</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2,042</td>
<td>21,981</td>
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</tbody>
</table>

Contacts

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37. Lambton Worm, Victoria Building, Sunderland SR1 3QA

Executive Summary

- Leasehold
- Current rent £102,350 per annum
- Densely populated city centre
- Close to occupiers including Revolution Vodka Bar, Greens and Establishment
- Below Travelodge hotel
- Modern well configured trading accommodation
- High standard of fit out

Location

Sunderland is a popular and densely populated city in the North East of England that is located approximately 14 miles south east of Newcastle Upon Tyne and 12 miles south east of Gateshead.

The Lambton Worm occupies a prominent position on Low Row close to its junction with Chester Road and Green Terrace. The Bridges Shopping Centre lies immediately opposite. Occupiers nearby include Revolution Vodka Bar and Varsity Bar.

Description & Accommodation

A substantial detached property with brick and concrete block walls under part pitched slate and part flat roofs. Externally, there is a small beer terrace to the front of the building close to the main entrance which is held by way of a licence.

Ground Floor - Trading accommodation provided with a servery provided to one side and laid out with a variety of tables and seating. Raised seating areas to the front.

Basement - Customer WC's, beer cellar and staff room are provided at basement level.
**Tenure**

Held on a lease for a term expiring 28 November 2037 at a current rent of £103,250 per annum subject to a fixed increase of 7.5% on 29 November 2017 and on 29 November 2022 and then subject to further upwards only rent reviews five yearly thereafter. There is a tenants break on 29 November 2027. The most recent annual service charge was £4,293. The external seating to the front of the property is held by way of a licence at a current fee of £255 per annum.

**Rateable Value & EPC**

2010 Rateable Value – £143,000

EPC Rating – EPC in the course of preparation

**Premises Licence**

The property benefits from a premises licence permitting the sale of alcohol until 1am Sunday to Thursday and 2am on Friday and Saturday.

**Floor Areas**

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>522</td>
<td>5,619</td>
</tr>
<tr>
<td>Basement</td>
<td>Ancillary</td>
<td>186</td>
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</tr>
<tr>
<td>Total</td>
<td></td>
<td>708</td>
<td>7,621</td>
</tr>
</tbody>
</table>

**Contacts**

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Tom Cunningham  
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Tel: 07894 341564  
Email: tcunningham@savills.com  

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Email: pscholes@savills.com
Executive Summary

- Freehold
- Prominent property in established A3/A4 location
- Large number of office occupiers nearby
- Well configured accommodation with external terrace
- Occupiers nearby include The Lava Lounge, Casbah and Yates
- Also available by way of a new lease
- Premises currently closed

Location

Swindon is a popular and densely populated town which is located approximately 25 miles south west of Oxford and 35 miles east of Bristol. Swindon also benefits from good communications with regular train services into London Paddington with a journey time of 35 minutes.

The Groves Company Inn occupies a prominent position on Fleet Street opposite its junction with John Street. The area is densely populated with office buildings and occupiers nearby including the Lava Lounge, Casbah, Yates and Subway.

Description & Accommodation

A substantial mid terraced property which is of brick construction with painted and rendered elevations under a flat roof.Externally there is a beer terrace to the rear.

Ground Floor - Trading accommodation with bar servery to one side laid out with a variety of seating. Disabled WC.

Upper Floors - Ancillary accommodation at first floor with customer WC's, catering kitchen, beer cellar, managers office and staff room.
Tenure
Freehold

Rateable Value & EPC
2010 Rateable Value - £62,250
EPC rating - D

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 1.00am Sunday to Thursday and 2.00am Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>328</td>
<td>3,532</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>237</td>
<td>2,552</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>565</td>
<td>6,084</td>
</tr>
</tbody>
</table>

Contacts
Toby Hall
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Paul Breen
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38. Groves Company Inn, 22-23 Fleet Street, Swindon SN1 1RQ
Executive Summary

- Leasehold
- Current rent £79,320 per annum
- Prominent historic property
- Late night licence
- Occupiers nearby Greggs, The Tavern in the Town and Bond’s Lounge
- Incentives available – subject to status
- Premises currently closed

Location

Tamworth is a market town that is located 15 miles north east of Birmingham and 26 miles west of Leicester. Road communications are good with the M6 and M42 motorways both easily accessible.

The Silk Kite occupies a prominent position with frontage onto Church street which provides access to the main pedestrianised retail district. The area is densely populated with occupiers nearby including Greggs, The Tavern in the Town and Bond’s Lounge.

Description & Accommodation

A prominent historic property which is of steel framed and brick construction under a multi pitched roof.

Ground Floor - Trading accommodation with central bar servery, laid out with a variety of tables and fixed booths. A catering kitchen, stores, dance floor, DJ booth, male and female toilets plus an external seating area to the front and a service yard to the rear are also located at this level.

First Floor - Cellar, managers office, staff room and staff toilets are all located at this level.
Tenure

Held on a lease with an expiry at 28 July 2036 at a current rent of £79,320 per annum subject to 5 yearly fixed rent reviews with an outstanding rent review from July 2014. There is a tenant only break option on 28 July 2024. There is also a pavement license of £275 per annum due for renewal on 1 December 2016.

Rateable Value & EPC

2010 Rateable Value – £115,000
EPC rating – G

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 2am Monday to Sunday

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>603</td>
<td>6,492</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary &amp; Accommodation</td>
<td>91</td>
<td>974</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>694</td>
<td>7,466</td>
</tr>
</tbody>
</table>

Contacts

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Peter Scholes
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Email: pscholes@savills.com
Executive Summary

- Leasehold
- Current rent £85,500 per annum
- Popular tourist town
- Situated directly opposite the marina
- Close to occupiers including Debenhams and Pizza Express
- Well configured accommodation
- External seating to the front

Location

Torquay is a seaside town and popular tourist resort in the county of Devon which is located approximately 18 miles south of Exeter and 28 miles north east of Plymouth. The London Inn occupies a prominent mid-terraced position on The Strand, directly opposite the marina. Nearby occupiers include Debenhams, Pizza Express and the Apple and Parrot pub.

Description & Accommodation

A substantial mid-terraced property of local stone construction beneath a flat roof and single glazed fenestration. The public house occupies the entire property of a part single, two and three storey building. Externally there is a beer terrace which is held by way of licence.

Ground Floor - The ground floor is split over ground and upper ground levels with the main bar servery to the left side of the ground level and a second bar servery to the rear of the property at upper ground level. There is seating with a mix of tables and chairs throughout and a disabled WC also provided at this level.

Upper Floors - The first floor comprises customer WC’s, a staff room, managers office and a trade kitchen. The second floor is split in two and comprises the managers accommodation and a separate thermostatically controlled beer cellar.
Tenure

Held on a lease expiring 9 January 2047 at a current rent of £85,500 per annum subject to upwards only rent review on 10 January 2017 and five yearly thereafter. There is a separate licence between the council and the tenant for the use of the bridge to the rear of the property. There is a tenant break option on 10 January 2022. The beer terrace to the front of the property is held by way of a licence which expires on 31 March 2018 at a current fee of £336 per annum.

Rateable Value & EPC

2010 Rateable Value – £134,000
EPC Rating – EPC in the course of preparation

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 1am Sunday to Thursday and 2am Friday and Saturday.

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; ancillary</td>
<td>529</td>
<td>5,694</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>306</td>
<td>3,294</td>
</tr>
<tr>
<td>Second</td>
<td>Ancillary &amp; Accommodation</td>
<td>181</td>
<td>1,948</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,016</td>
<td>10,936</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Leasehold
- Current rent £61,700 per annum
- Prominent period property
- Historic market town
- Return frontage to Castle Place Shopping Centre
- Well configured accommodation
- Occupiers nearby include Costa, Wilko and Lloyds Pharmacy
- Incentives available – subject to status

Location
Trowbridge is a historic market town in the county of Wiltshire which is located approximately 8 miles to the south east of Bath, 18 miles south east of Bristol.

The Isaac Pitman is located in the heart of Trowbridge town centre on the south side of Market Street, opposite the pedestrianised retailing area. It forms part of the Castle Place Shopping Centre with occupiers nearby including Costa, Wilko and Lloyds Pharmacy.

Description & Accommodation

The property comprises the ground floor and basement of a three / part four storey building with stone facing elevations under a multi pitched slate tiled roof. The property forms part of Castle Place Shopping Centre and is accessed from two entrances, the first of which is off Market Street, the second is from a return frontage to Castle Place Shopping Centre.

Ground floor - Open plan trade area with a single bar servery providing seating for a total of 110. There is a set of customer WC's and disabled WC accessed to the side of the bar servery. The kitchen is located behind the bar servery.

Basement - The basement is accessed from an internal stairwell at the rear of the property. It is split to provide a staff WC, office and cellar. There is a goods lift which connects the basement with the ground floor.
Tenure
Let on a lease expiring 14 July 2033 at a current rent of £61,700 per annum subject to upwards only rent review on 7 May 2018 and five yearly thereafter. There is a tenant only break option on 15 July 2023. The most recent annual service charge for the property was £28,836.

Rateable Value & EPC
2010 Rateable Value – £68,000
EPC rating - G

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 12am.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Ancillary</td>
<td>372</td>
<td>4,004</td>
</tr>
<tr>
<td>Basement</td>
<td>Trading and Ancillary</td>
<td>99</td>
<td>1,068</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>471</td>
<td>5,072</td>
</tr>
</tbody>
</table>

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Executive Summary

- Leasehold
- Current rent £92,500 per annum
- Prominent period property opposite the main pedestrianised shopping district
- Well configured accommodation
- Occupiers nearby include Tesco’s, Sports Direct and Debenhams
- Incentives available – subject to status
- Premises currently closed

Location

Walsall is a popular town that is located 10 miles north of Birmingham and 7 miles east of Wolverhampton. Road communications are good with M6 and M5 motorways both easily accessible and regular trains providing access to Birmingham New Street and Manchester Piccadilly.

The Imperial occupies a prominent corner position with frontage to the pedestrianised Shopping district. The area is densely populated with occupiers nearby including Tesco, Sports Direct and Debenhams.

Description & Accommodation

A substantial corner property which is of steel framed and brick construction under a multi pitched roof.

Ground Floor - Trading accommodation with rear bar servery and laid out with a variety of tables and fixed booths. A kitchen, beer cellar and customer WC’s are also located at this level.

Upper Floors - A mezzanine floor above the rear bar area. Customer seating and access to rear smoking garden area is located at this level.
Tenure

Held on a lease with an expiry at 19h August 2047 at a current rent of £92,500 per annum subject to 5 yearly upwards only rent reviews with next review in August 2017. There is a tenants only break clause on 19h August 2022.

Rateable Value & EPC

2010 Rateable Value – £126,000
EPC rating – E

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 12.30 am Sunday to Thursday and until 1.00 am Fridays and Saturdays

Floor Areas

The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>615</td>
<td>6,627</td>
</tr>
<tr>
<td>First</td>
<td>Trading</td>
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<td>1,740</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>776</td>
<td>8,367</td>
</tr>
</tbody>
</table>

Contacts

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Executive Summary

- Leasehold
- Current rent £64,800 per annum (plus additional £3,570 per annum for bin store)
- Close to The Heart development incorporating Carluccio’s, GBK, Pizza Express, Wagamama, Giraffe, Nando’s and Pure Gym
- Substantial character building
- High standard of fit out
- External seating to the front

Location

Walton on Thames is an extremely affluent Surrey town which is located approximately 6 miles and 18 miles south west of Kingston upon Thames and London respectively.

The Regent occupies an end terrace position on Church Street (A3050) close to the junction of High Street and the Heart Shopping Centre where occupiers include Carluccio’s, Giraffe, Gourmet Burger Kitchen, Nando’s, Pizza Express and Wagamama.

Description & Accommodation

A substantial end terrace property which is of brick construction with painted and rendered elevations under a pitched and flat roof. Externally there is a terraced beer garden to the front.

Ground Floor - Trading accommodation with bar servery to one side and laid out with a variety of tables and seating. Ancillary trading accommodation with disabled WC, catering kitchen, glass wash area, storage, manager’s office and cellar also provided at this level.

Upper Floors - Additional trading and ancillary accommodation at mezzanine level with customer WCs, staff changing facilities, storage and plant room.
43. Regent, 19 Church Street, Walton on Thames, WS1 1DA

Tenure
Held on a lease expiring 24 March 2034 at a current rent of £64,800 per annum subject to an upwards only rent review on 25 March 2019 and five yearly thereafter. A bin store area is held by way of a licence agreement whereby the annual fee is currently £3,570 per annum subject to a fixed uplift of 5% in December 2018 and further increases of 5% every three years thereafter.

Rateable Value & EPC
2010 Rateable Value – £75,000
EPC Rating – EPC in the course of preparation

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 12.30am from Sunday to Thursday and 1am on Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading &amp; Ancillary</td>
<td>414</td>
<td>4,456</td>
</tr>
<tr>
<td>First</td>
<td>Trading &amp; Ancillary</td>
<td>114</td>
<td>1,227</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>528</td>
<td>5,683</td>
</tr>
</tbody>
</table>

Contacts
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CBRE  
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Executive Summary

- Freehold
- Attractive period building
- Well configured accommodation
- Affluent area
- Located opposite West Kirby Railway Station, The Concourse Leisure Centre and West Kirby Library
- Late licence
- Freehold for sale or available by way of a new lease

Location

West Kirby is an affluent town located 10 miles to the east of Liverpool and 18 miles to the north of Chester.

The Dee Hotel is a prominent building situated within a retail parade in the town. Opposite is West Kirby Railway Station, the leisure centre and library.

Description & Accommodation

A substantial end terraced building of brick construction with striking mock Tudor façade under a series of pitched and flat roofs. To the rear is a beer terrace, private parking and outbuildings.

Ground Floor - Trading accommodation with centrally located bar servery. Fixed and loose seating with different trading areas throughout. Customer WC’s are located to rear along with catering kitchen and stores.

Upper Floors - Staff room, ancillary rooms together with managers flat.
Tenure
Freehold

Rateable Value & EPC
2010 Rateable Value – £79,500
EPC rating - E

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1.00am Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>527</td>
<td>5,673</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>251</td>
<td>2,702</td>
</tr>
<tr>
<td>Second</td>
<td>Ancillary</td>
<td>251</td>
<td>2,702</td>
</tr>
<tr>
<td>Third</td>
<td>Ancillary</td>
<td>141</td>
<td>1,517</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,170</td>
<td>12,594</td>
</tr>
</tbody>
</table>

Contacts
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Executive Summary

- Freehold
- Prominent mid terrace property located on the main shopping street
- Historic seaside town
- Occupiers nearby include William Hill, Maplin and the Three Fishes (JD Wetherspoon)
- Well configured accommodation
- Available for sale or by way of a new lease

Location

Worthing is a popular seaside town that is located 10 miles west of Brighton and 18 miles east of Chichester.
The Sir Timothy Shelley occupies a prominent position on Chapel Road next to its junction with Liverpool Gardens. Occupiers nearby include Maplin, William Hill, The Three Fishes (JD Wetherspoon) and Bar Release.

Description & Accommodation

A substantial mid terraced property which is of concrete construction with painted and rendered elevations under a flat roof.

Ground Floor - Trading accommodation with central bar servery to one side and laid out with a variety of tables and seating. Customer WC’s are also provided at this level, in addition to a conservatory.

Upper Floors - Ancillary accommodation at first floor with catering kitchen, beer cellar, managers office and staff room.
Tenure
Freehold

Rateable Value & EPC
2010 Rateable Value – £84,000
EPC rating - G

Premises Licence
The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1.00am Friday and Saturday.

Floor Areas
The property has the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>DESCRIPTION</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Trading</td>
<td>324</td>
<td>3,486</td>
</tr>
<tr>
<td>First</td>
<td>Ancillary</td>
<td>220</td>
<td>2,367</td>
</tr>
<tr>
<td>Second</td>
<td>Ancillary</td>
<td>91</td>
<td>979</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>635</td>
<td>6,832</td>
</tr>
</tbody>
</table>

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