

FREEHOLD PUB INVESTMENT FOR SALE

Business not affected



PUB + FIVE FLATS PRODUCING £130,540 PER ANNUM

FITZGERALD HOUSE, 43 LOWER CLAPTON ROAD, LONDON, E5 0NS

- Attractive property located in one of London's trendiest areas.
- Ground floor and basement pub (t/a The Bonneville Tavern) let at £45,000 per annum.
- Five x 1 bedroom self-contained flats to the upper parts all let on ASTs producing £85,540 per annum.
- Total net internal area approx. 453 sq m (4,874 sq ft) – excluding basement.
- Five yearly open market rent reviews to open market rent or RPI (whichever is higher).

FREEHOLD – subject to leases

OFFERS INVITED

SUBJECT TO CONTRACT sole selling rights

LONF538

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Location

The property fronts the northern side of Lower Clapton Road near its junction of Urswick Road. The surrounding area comprises predominantly retail units with a largely residential area just off Lower Clapton Road. There is a public swimming pool adjacent to the property and Homerton University Hospital and Hackney Downs Park are both located within short walking distance. The open space of Clapton Square is located approximately 50 metres to the west.

Homerton, Hackney Central and Hackney Downs train stations are all situated within ten minutes walking distance of the property, all providing good access to Central London and the surrounding areas.

A location plan is attached.

Description

The building is terraced and is set out over four storeys above basement beneath a parapet wall. The accommodation can be summarised as follows:-

Ground floor	Open plan trading area decorated in a traditional style fitted with a single side servery and exposed timber flooring, kitchen and a set of customer wc's to the rear.
Basement	Cold beer store and general ancillary storage area.
First floor	2 x 1 bedroom flats
Second floor	2 x 1 bedroom flats
Third floor	1 x 1 bedroom flat with terrace

A Land Registry Title plan extract and a set of floor plans are attached with some internal photos.

We have been advised that the net internal floor areas are as follows:-

Ground floor	195 sq m (2,100 sq ft)
First floor flat 1	52 sq m (560 sq ft)
First floor flat 2	46 sq m (495 sq ft)
Second floor flat 3	52 sq m (559 sq ft)
Second floor flat 4	52 sq m (559 sq ft)
Third floor flat 5	56 sq m (600 sq ft)
Total	453 sq m (4,873 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The property has a Premises Licence which permits the sale of alcohol from 10:00am until 2:00am every day.

Planning

From informal enquiries of the local authority it has been ascertained that the property is locally listed and lies within the Clapton Square Conservation Area.

Rating Assessment

The property is entered into the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £27,500.

The Pub Tenant/Business

The pub tenant is Scofflaw Ltd which is owned by Mr Mark Gilles and Mr Ruairi Gilles. The business trades a public house with a French and Belgian inspired menu serving Belgian and local Hackney beers. According to publically accessible records held with Companies House the 2016 net of VAT turnover was £468,427 and 2015 turnover was £458,631. Mr. Ruairi Gilles has provided a personal guarantee.

Tenure

The pub lease is dated 19th March 2014 and expires in 2029. The rent passing for the ground floor and basement pub is £45,000 per annum with five yearly rent reviews to open market rent or RPI (whichever is higher), the next rent review will be in March 2019. The lease is free of tie and is on modern terms with the tenant having full repair and insuring liabilities. There are 5 x 1 bedroom flats to the upper parts which are all let on Assured Shorthold Tenancies in accordance with the below summary schedule.

	Floor	Expiry date	Size (sq ft)	Deposit	Rent pa
Pub	Ground	18 th March 2029	2,100	£0	£45,000
Flat 1	First	10 th December 2017	560	£1,950	£17,160
Flat 2	First	29 th September 2018	495	£1,890	£16,380
Flat 3	Second	29 th August 2018	560	£1,950	£16,900
Flat 4	Second	6 th March 2018	558	£1,860	£17,420
Flat 5	Third	14 th September 2018	600	£2,010	£17,680
Total			4,873*	£9,660	£130,540

* Excludes basement.

A copy of the lease and all AST's are available upon request.

Freehold Comparables

Please find below a number of freehold investment comparables within east and north London. We are continuing to experience strong demand for freehold licenced and leisure investment opportunities.

Date	Pub	Rent PA	Value	Net Initial Yield
Jan-16	Dundee Arms, 339 Cambridge Heath Rd, E2	£73,235	£1,450,000	4.75%
May-16	Crowe Bar, 58-60 High Rd, N15	£20,000 (plus tied income)	£1,250,000	3% (Incl. tie income)
Aug-16	King Harold, 116 High Rd, E11	£100,000	£1,850,000	5.00%
Sep-16	Eaglet, 124 Seven Sisters Rd, N7	£70,000	£1,500,000	4.40%
Nov-16	Bull, 13 North Hill, N6	£94,000	£2,250,000	3.92%
Dec-16	Culpepper, 40 Commercial St, E1	£81,938	£2,550,000	3.00%
Feb-17	Beach Blanket Babylon, 19-23 Bethnal Green Rd, E1	£215,000	£11,250,000	1.79%

Basis of Sale

Unconditional offers invited for the freehold interest subject to all occupational leases.

Viewings & Further Information

Prospective purchasers are requested to undertake discrete customer visit of the pub in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.

Internal Photos

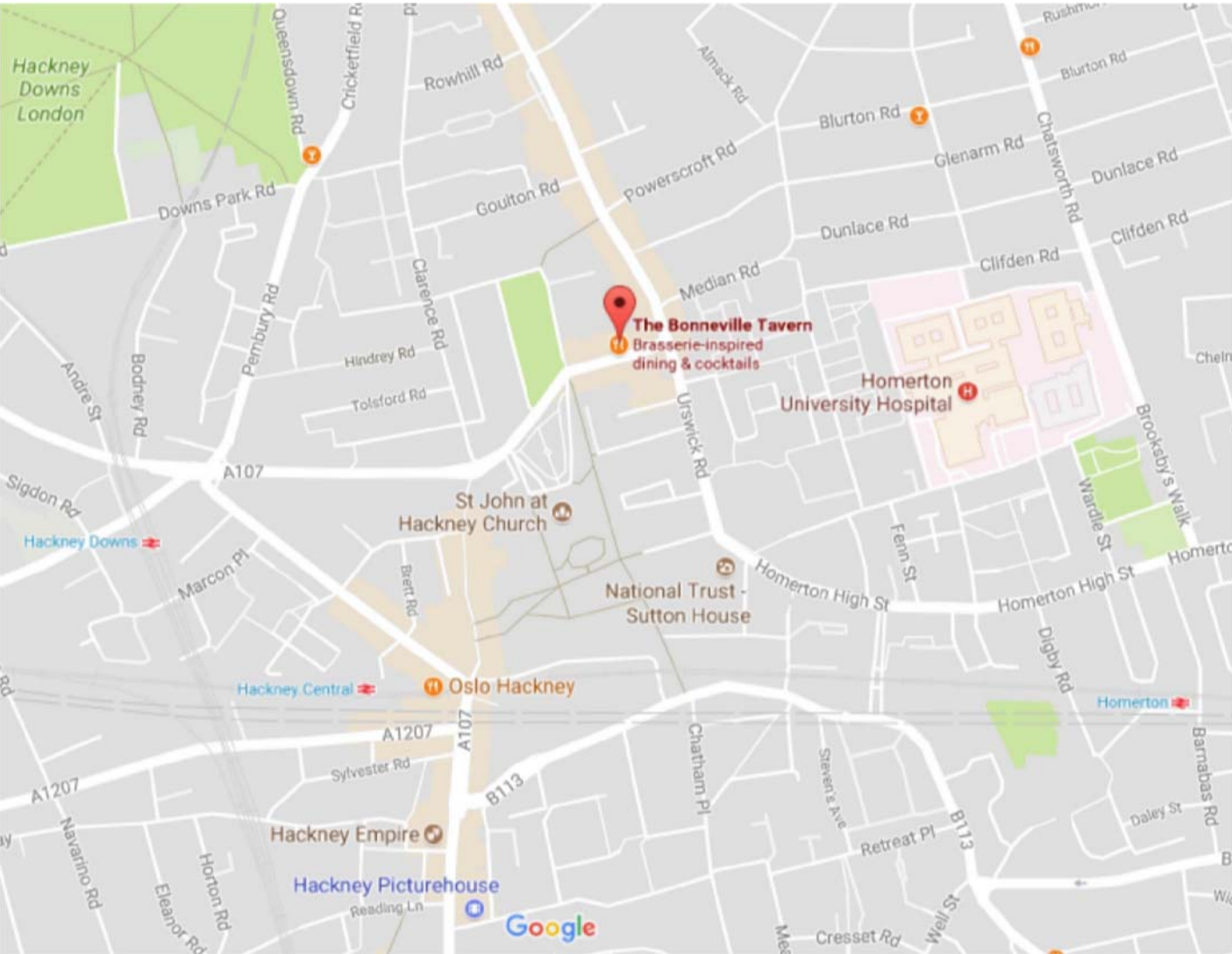


Ground floor trading area



Typical design of each flat

Location Plan



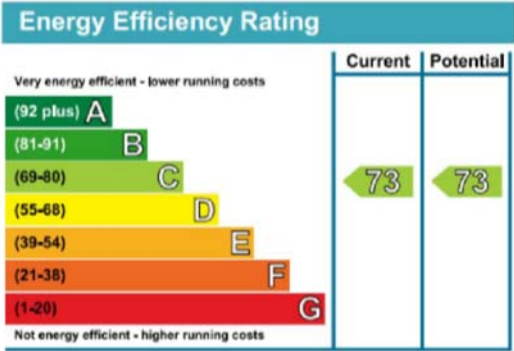
Source: Google Maps. Not to scale - Provided for indicative purposes only.

Site Plan



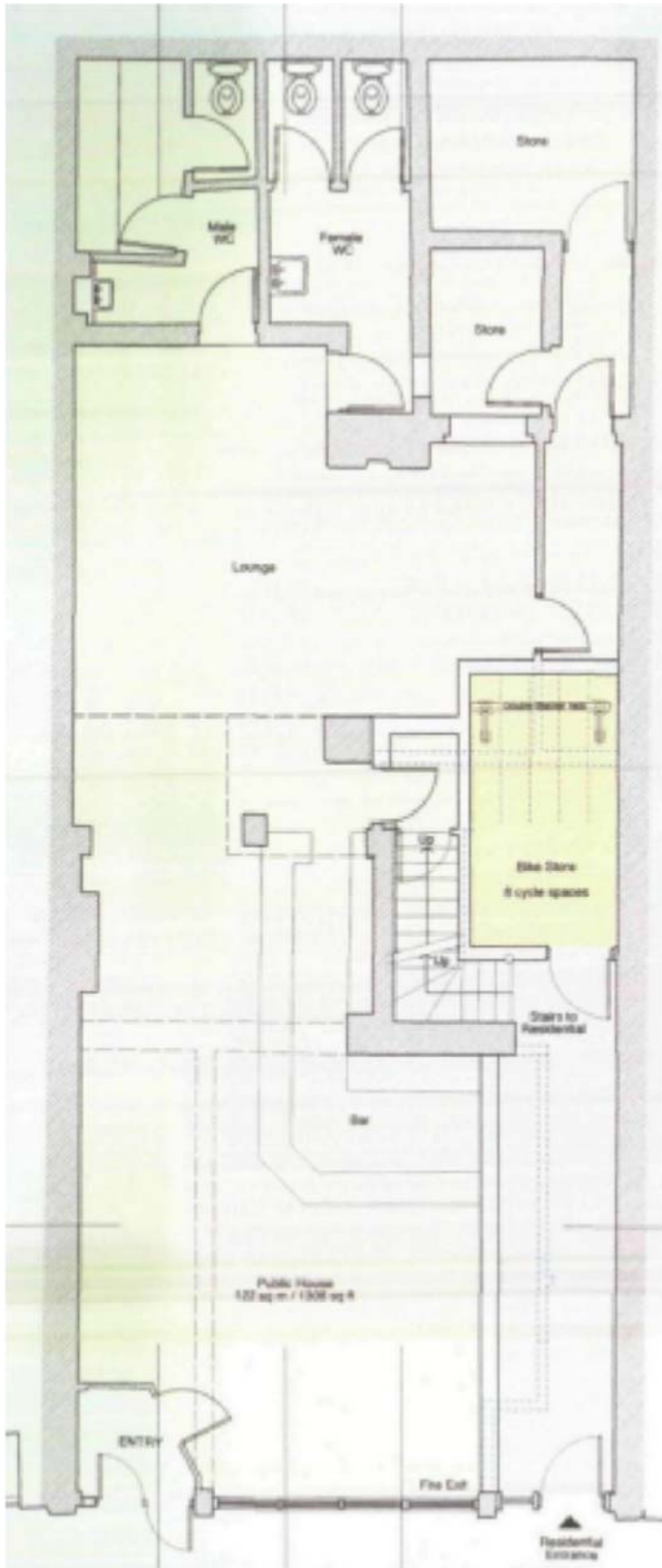
Source: Land Registry. Not to scale - Provided for indicative purposes only.

EPC

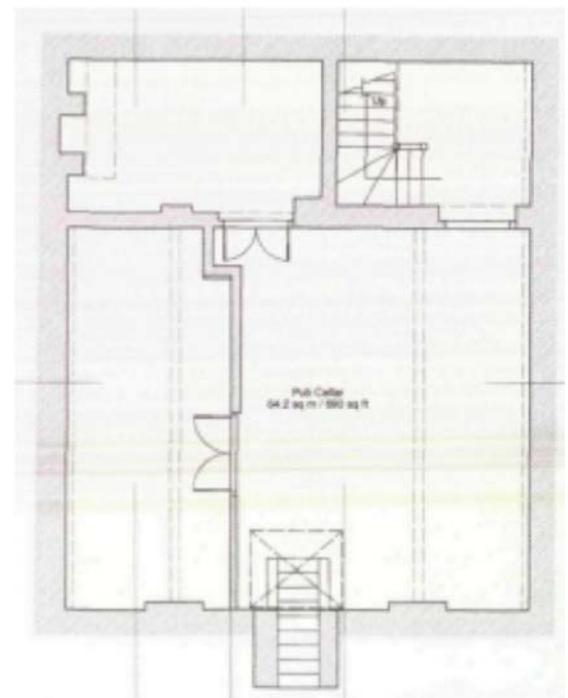


Floor Plans

Not to scale - Provided for indicative purposes only.



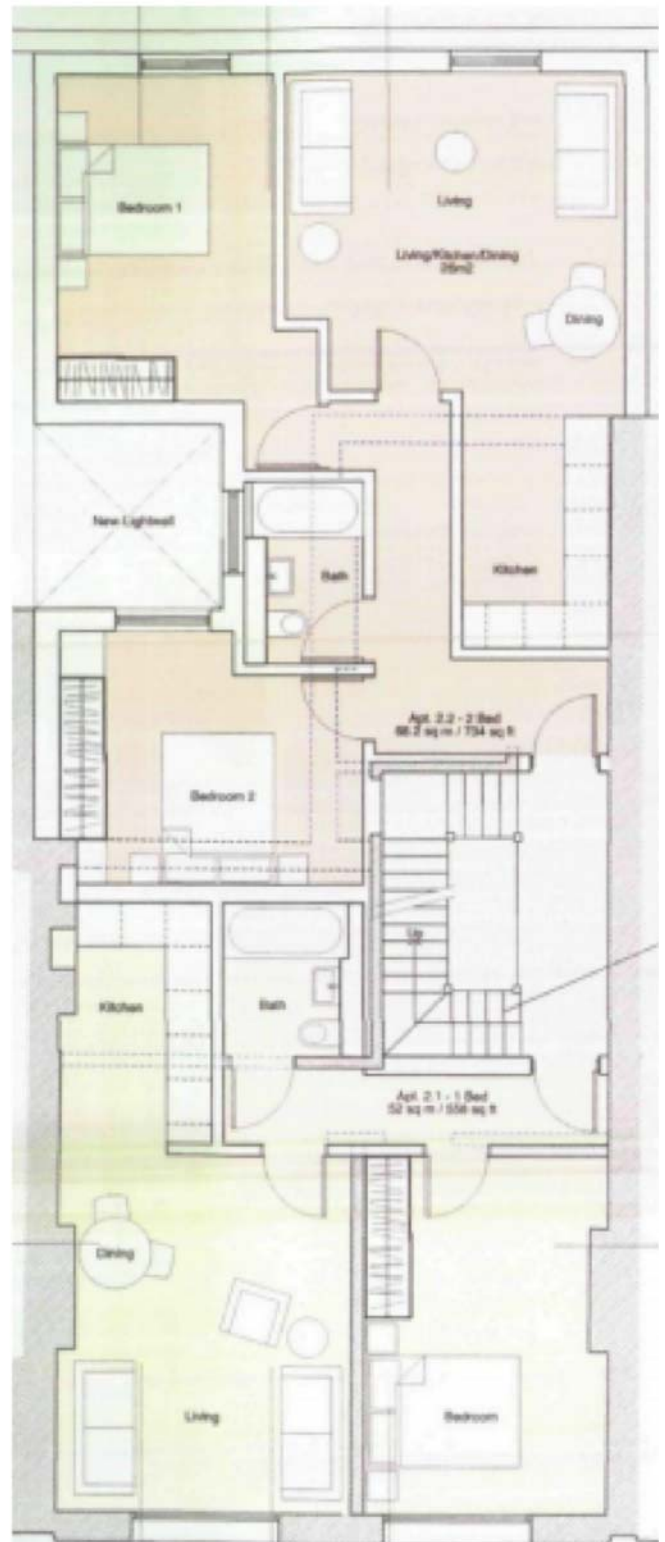
Ground floor



Basement



First floor



Second Floor



Third Floor