

Lot 15

The London Pride Public House, Serpentine Court,
Water Eaton, BLETCHLEY, Bucks MK2 3QJ

GUIDE PRICE: £95,000



PUBLIC HOUSE INVESTMENT PRODUCING £18,000 GROSS PER ANNUM

This local community public house is located within a commercial courtyard that is surrounded by a predominately residential area. The public house consists of two spacious bars and a three-bedroom flat with a separate entrance that is used as Manager's Quarters. The property will be subject to a full repairing and insuring lease for a period of 20 years from 15th November 2007 at a passing rent of £18,000 gross per annum with five yearly reviews. The lease will be to Lloyds Licensed Leisure Ltd who we understand were established in 1997. The property is sold with the benefit of this income. We understand that the pub has been trading since 1971 and VAT is not applicable to this lot.



LOCATION

Bletchley is located approximately 27 miles to the south west of Milton Keynes and 46 miles north of Central London. The M1 motorway at Junction 14 is approximately 4 miles to the north east and provides direct access to London and the Midlands as well as the M6 and M25 motorways. Rail services connect to London Euston and major facilities include the Brunel Shopping Centre and Beacon Retail Park. Serpentine Court can be accessed from Windermere Drive which in turn is located off Stoke Road.

ACCOMODATION

Public house consisting of two bars approx 1500ft in size, Separate flat we understand consists of three bedrooms, lounge, kitchen, bathroom.

TENURE

Leasehold.

LOCAL AUTHORITY & TAX RATING

Milton Keynes Council 01908 691691

ADOPTED RATEABLE VALUE

£12,000

POPULATION & EMPLOYMENT

Last recorded figures show that Bletchley has an urban population of approximately 47,000 with an estimated employment rate of 76%.

VENDORS SOLICITORS

Mr Tony Nuttall
Abacus Solicitors
Reedham House
31-33 King Street
Manchester M3 2PN

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VIEWING TIMES

At the courtesy of the tenants.