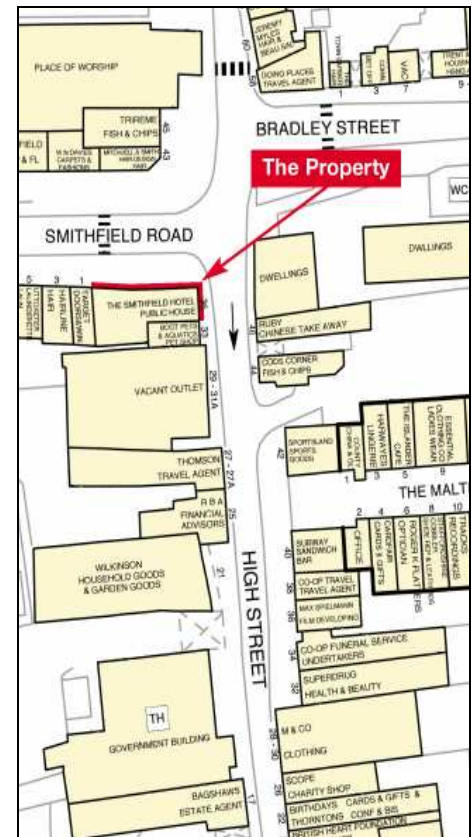


REFERENCE: 7079 – Marstons Plc, Uttoxeter



Freehold Public House Investment Let to Marstons Plc – Uttoxeter

ADDRESS: The Smithfield Hotel, 37 High Street, Staffordshire, Uttoxeter, Staffordshire, ST14 7HN

- Freehold Public House Investment Let to Marstons Plc till 2026
- March 2007 rent review outstanding.
- Town Centre Location.
- SPV Available.

LOCATION

Uttoxeter is an attractive market town located some 15 miles north-east of Stafford and is well known for its racecourse and JCB factory. The town is situated at the junction of the A50 and A518 trunk roads.

SITUATION

The property occupies a prominent position at the junction of Smithfield Road with High Street a short distance from The Maltings Shopping Centre. Occupiers close by include Thomson, Wilkinson, Co-Op Travel, Superdrug, M&Co and Woolworths.

DESCRIPTION

The property is arranged on basement, ground and two upper floors and comprises a public house with ground floor bar and food preparation areas, basement cellarage, four en-suite and one non en-suite letting rooms on the first floor together with one bed (not en-suite) and a manager's flat on the second floor.

ACCOMMODATION

Ground Floor 142.0 sq m (1,528 sq ft), First Floor 110 sq m (1,184 sq ft), Cellar 25.00 sq m (269 sq ft), Second Floor - 3 rooms, kitchen, bathroom

TENANCY

The entire property is at present let to Marstons plc (formerly Burtonwood Brewery plc) for a term of 35 years from 25th December 1991 at a current rent of £23,000 per annum, exclusive of rates. The lease provides for rent reviews on 25th March 1997 and every fifth year of the term thereafter and contains full repairing and insuring covenants. In respect of the 2007 rent review, notice has been served proposing a revised rent of £30,000 p.a. The tenant has responded.

TENANT INFORMATION:

No. of Branches: Marstons Pub estate totals 2,256 pubs, (Source: www.marstons.co.uk), Website Address: www.marstons.co.uk
For the year ended 30th September 2006 Marstons plc reported a turnover of £595.5m, pre-tax profits of £101.5m and a net worth of £499.4m.

RENT: £23,000 p.a. **TENURE:** Freehold **VAT IS:** Applicable
PRICE: Offers in excess of £ 495, 000 – 4.7% Net

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