

For Sale

£475,000
for the Freehold

FREEHOLD INVESTMENT FOR SALE

Freehold A5 takeaway and residential investment for sale



39 Greenhill Street, Stratford-upon-Avon, Warwickshire CV37 6LE

Property Highlights

- A5 Tenant - Papa Johns (GB) Limited 15 year lease from November 2017. Tenant only break in 2027
- Two-bedroom flat let on Assured Shorthold Tenancy
- Current income £29,000 per annum
- Well located in world famous town
- Initial yield 5.83% after costs of 4.75%



Mr Richard Hardy



024 7630 8903



07836 512992



richard.hardy@bromwichhardy.com

Location

39 Greenhill Street is located in the centre of Stratford upon Avon in the area best known for restaurants and take-aways.

Greenhill Street is situated close to the retail centre of the Town and has consistently high traffic flow during the day and is two minutes walk from Stratford train station and is close to one of the main taxi hubs in the Town.

Description

The unit comprises a mid terraced two-storey building of brick and rendered front elevations under a slate roof with a single storey rear extension. There is rear vehicular access with two car parking spaces. The ground floor self-contained A5 unit is let to Papa Johns (GB) UK whilst there is a first floor two bedroom centrally heated self-contained flat accessed from the rear.

FINANCIAL INFORMATION

Papa Johns (GB) Limited has a turnover in the year to 31st December 2016 of £56,539,000 with profit after tax of £4,564,000 as at 20th December 2016 the company operated a total network of 353 Papa Johns outlets in the UK all operated by franchisees.

Tenure

Freehold

Leases

The ground floor and basement are let to Papa Johns (GB) Limited for 15 years from the 13th November 2017 at a rent of £20,000 per annum exclusive of rates. Rent reviews are at five yearly intervals and the lease is on a full repairing and insuring term via a service charge limited by way of a Schedule of Condition. The tenant has the ability to break the lease on the tenth anniversary of the term subject to giving a minimum of six months' notice.

The residential upper floor flat is let by way of an Assured Shorthold Tenancy for the period of one year commencing 31st August 2017 at a monthly rent of £750 per calendar month payable in advance.



Accommodation

Description	Sq Ft	Sq M
Ground Floor	926	86.03
Cellar		
Upper Floor – self-contained flat		
Comprising living room, kitchen, two bedrooms and bathroom		
Total	926	86.03

Services

All mains services are connected.

EPC

Ground Floor - D91
First Floor Flat - D55

Viewing

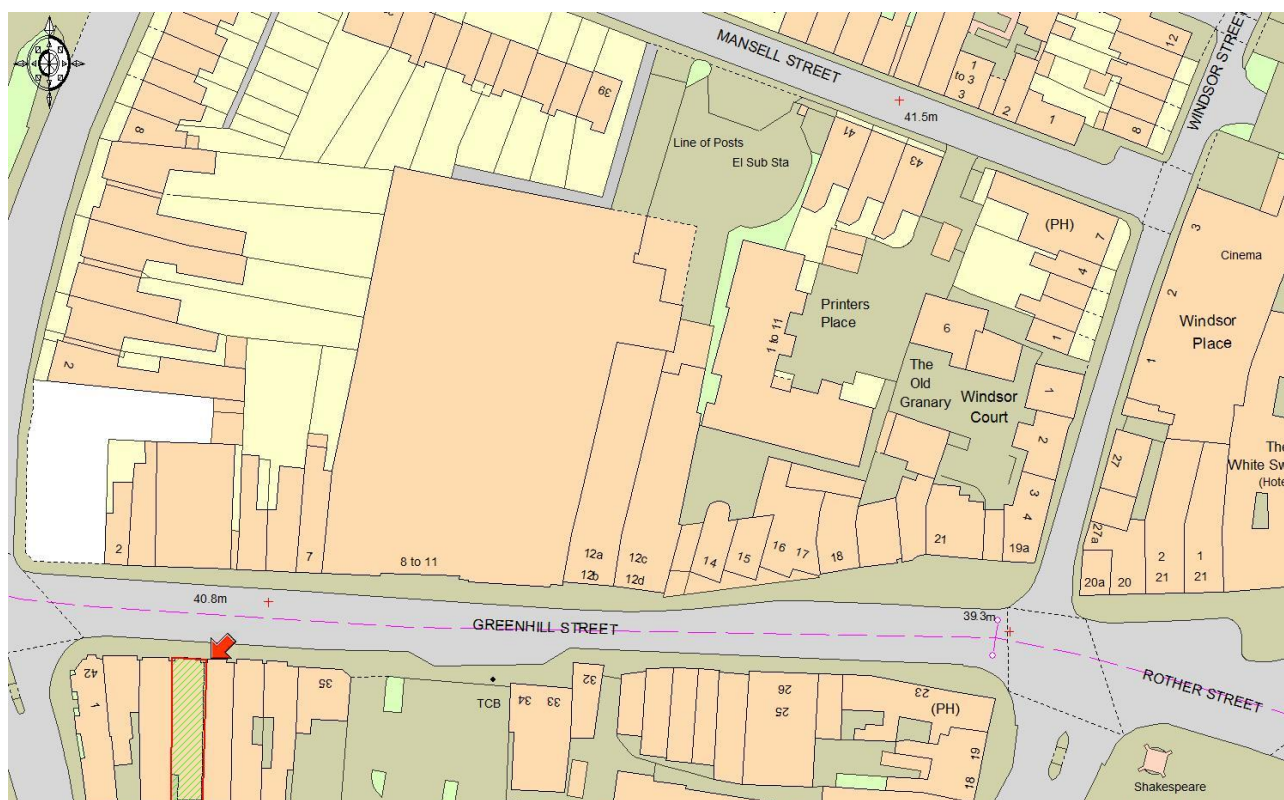
Strictly by appointment through the sole agents

VAT

VAT is not to be charged in this instance.

Legal Costs

Each party are to bear their own costs in this matter.



Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. March 2018.