

# Prime Pub Investment for Sale

## 99 to 103 South Street, Romford, Essex, RM1 1NX

Established 1962  
**RIB**

Robert Irving Burns  
Property Consultants



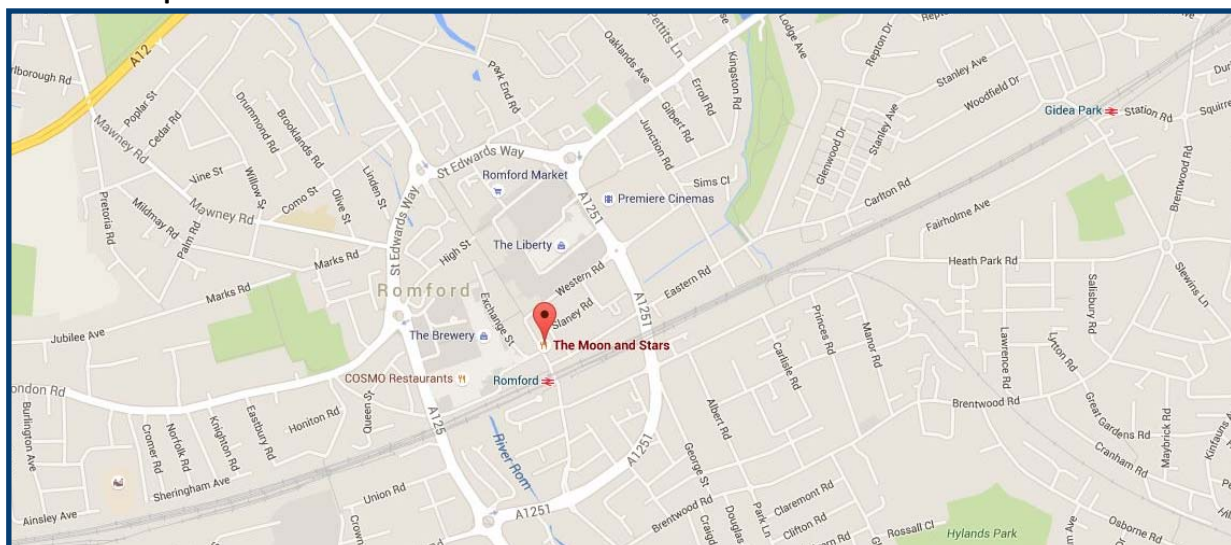
Level	Description	Sqm	Sqft
Ground	Sales	292.64	3,149.98
1st Floor	Office	61.78	665.00
2nd Floor	Office	67.35	724.96
1st and 2nd Floor	Flat	88.72	954.98
<b>Total</b>		<b>510.49</b>	<b>5,494.91</b>

### Covenant Information

- No. of Branches: 956.
- Website Address: [jdwetherspoon.com](http://jdwetherspoon.com)
- For the year ended 26th July 2015 J D Wetherspoon reported a:
  - turnover of £1.54 billion
  - a pre-tax profit of £58.732 million
  - shareholders' funds of £222.893 million
  - net worth of £192.896 million.

Source: Experian 16.02.2016

### Location Map



Tenure	Freehold
Tenant	J D Wetherspoon Plc
Lease Start	01 February 1994
Reversion	01 February 2014 (Review)
Lease Expiry	31 January 2024
Term Certain	7 years 6 months
Tenant User	A4
Passing Rent (£/sqft)	£113,250 (£29/sqft)
Price (Capital Value £/sqft)	£2,490,000 (£453/sqft)
Yield	4.28%
Other Information	Flat is self-contained