

CITY WALL

120-122 HIGH STREET
ROCHESTER, ME1 1JT



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**



CCTV
In Operation

THE CITY WALL

CITY WALL

DON'T DRIVE
AND DRINK
taxi

SMIRNOFF
Pink or Strawberry Passion fruit or Espresso
MARTINI MARTINI
Acoustic
JAM SESSION
FRIDAY 12-3

Live Music
JAM
Acoustic
QUIZ
TO BOOK
Call 01253 250344
Every Wednesday 7-10pm
Every Thursday 7-10pm
Every Friday 7-10pm
Every Saturday 7-10pm
Every Sunday 7-10pm
KARAOKE
7pm till late

BUY ONE COCKTAIL GET ONE FREE
8.95

Karaoke
NO SMOKING
THURSDAY
FRIDAY
SATURDAY
SUNDAY
Karaoke
SUNDAY
7-11pm

GINS RUM
Try Our Range of COFFEE TEAS
DOG EY BRUNCH
LITTLE TREAT
SHANGHAI FEET
Flip Flops
13
13
13
13

DOG EY BRUNCH
KEEP YOUR NOSE DOWN
LITTLE TREAT
SHANGHAI FEET
DOG EY BEER

KEEP YOUR NOSE DOWN
LITTLE TREAT
SHANGHAI FEET
JAZZ JAM
WEDNESDAY
City Wall GIG GUIDE

Three people walking on the sidewalk in front of the pub entrance.

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Arranged over ground, first and second floors including a large beer garden for 100 customers
- Second floor residential sold off on two long leases at £90 per annum ground rent
- Current rent of £78,000 per annum
- Lease expires April 2032
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £765,000 (9.7% NIY)**

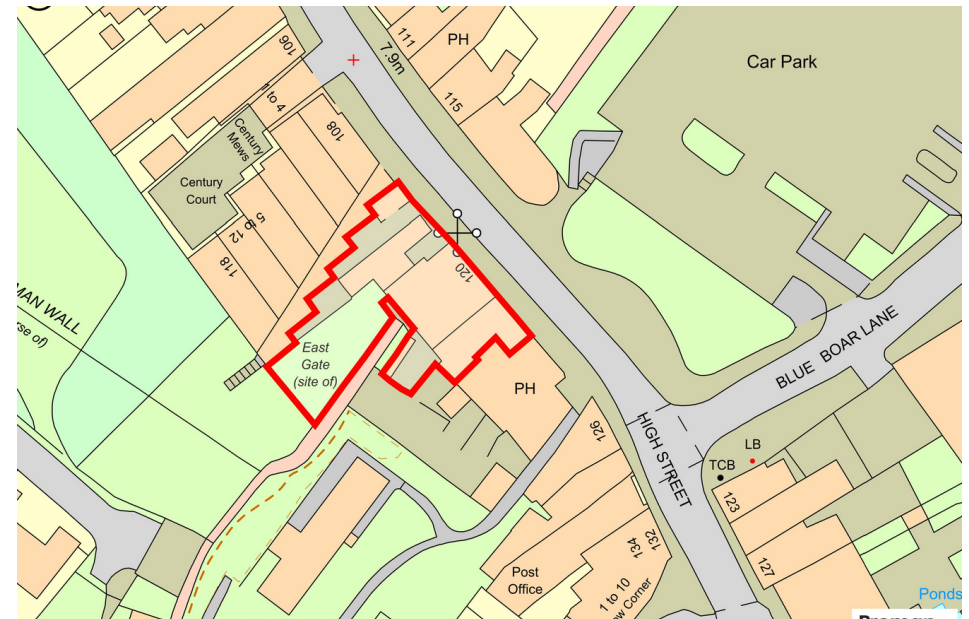
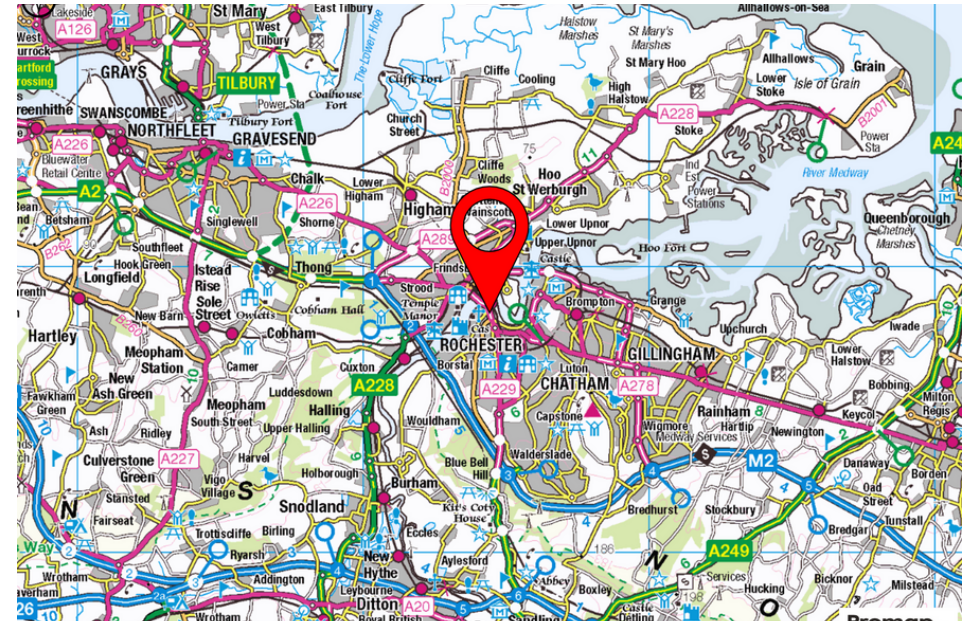
LOCATION

Located in the Kent town of Rochester, 23.4 miles (37.4 kilometres) northeast of Sevenoaks, 25.8 miles (41.3 kilometres) north of Tunbridge Wells and 28.5 miles (45.8 kilometres) southeast of London city centre.

The City Wall is situated a short walk from Rochester Castle on the High Street along with other prominent occupiers including J D Wetherspoon, The Eagle Tavern (Punch), Subway, Costa Coffee and Pizza Express.

DESCRIPTION

The property comprises the ground, first and second floor of a three storey end of terraced building with brick elevations beneath a multi pitched tile roof.



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 42 customers. Ancillary areas include a trade kitchen, beer cellar, stores and customer WC's to the rear.

First Floor: The first floor comprises a flat providing lounge, kitchen, two bedrooms and bathroom and another flat providing kitchen, four bedrooms, bathroom and WC.

Second Floor: Two flats sold off on long leases.

Externally: There is an extensive patio and lawn to the side for over 100 customers.

TENURE

The property is held freehold (Title Numbers K539293 and TT85913). The two residential flats on the second floor have been sold off on two 99 year leases from 29 September 1982 at a combined ground rent of £90 per annum.

TENANCY

The entire property is let to a private individual on a lease expiring 1 April 2032 at a current rent of £78,000 per annum which is subject to five yearly open market reviews and annual RPI increases (except in the open market review year). The beer garden is held on a co-terminus lease expiring 1 April 2032 at a rent of £1 per annum. A rent deposit of £23,383 is held by the landlord.

PLANNING

The property is not listed however, it is situated within the Historic Rochester Conservation Area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

C-75

TERMS

We are instructed to invite offers in excess of £765,000 (9.7% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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savills

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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