

CITY WALL

120-122 HIGH STREET
ROCHESTER, ME1 1JT



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**



CCTV
In Operation

THE CITY WALL



DON'T DRIVE
AND DRINK
taxi

SMIRNOFF
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MARTINI MARTINI
Acoustic
JAM SESSION
FRIDAY 12-3

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Every Thursday
Every Friday
Every Saturday
Every Sunday
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7pm till late

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8.95

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FRIDAY
SATURDAY
SUNDAY
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SUNDAY
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**GINS
RUM**
Try Our Range of
COFFEE
TEAS
DOGGOY BRUNCH
KEEP YOUR NOSE DOWN

LITTLE TREAT
DRINKING FEET
Flip Flops
13
NO ALCOHOL AT BAR

WEDNESDAY
JAZZ JAM

WEDNESDAY
JAZZ JAM

WEDNESDAY
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WEDNESDAY
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JAZZ JAM

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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)**

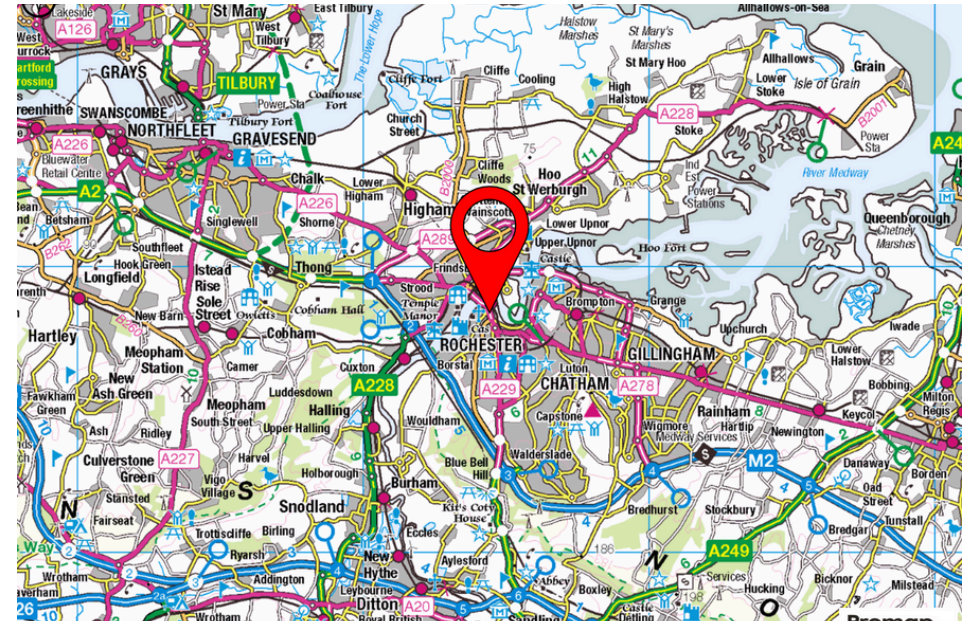
LOCATION

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

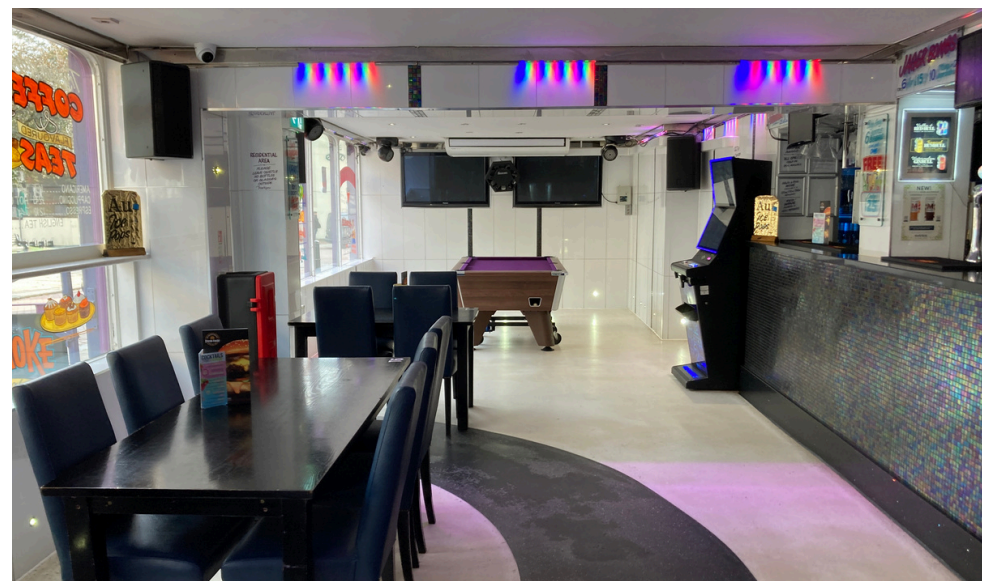
The entire property is let to a private individual on a lease expiring 1 April 2032 at a current rent of £78,000 per annum which is subject to five yearly open market reviews and annual RPI increases (except in the open market review year). The beer garden is held on a co-terminus lease expiring 1 April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

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: https://sites.savills.com/tavernportfolio/en/page_171175.php



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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.

STUART STARES

07807 999 841
sstares@savills.com

JACK PHILLIPS

07866 203 540
jack.phillips@savills.com

