

**Lot 6, 58-59 Westover Road, Bournemouth,**

**Dorset BH1 2BZ**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Prominent Restaurant Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 6, 58-59 Westover Road, Bournemouth, Dorset BH1 2BZ

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## Property Information

### Prominent Restaurant Investment

- Let to Prezzo Trading Limited (t/a Prezzo) until December 2039 (13 years unexpired)
- Prominent position on Westover Road, Bournemouth's established leisure and restaurant pitch
- Situated in the heart of Bournemouth town centre, close to the Bournemouth International Centre and seafront
- Nearby occupiers include Nando's, Pizza Express, Five Guys, Starbucks, Wagamama and Turtle Bay

<b>Lot</b>	<b>Auction</b>
6	16th July 2026

<b>Rent</b>	<b>Status</b>
£75,000 per Annum Exclusive	Available

<b>Sector</b>	<b>Auction Venue</b>
Restaurant, Leisure	Live Streamed Auction

### Location

<b>Miles</b>	33 miles south-west of Southampton, 28 miles south of Salisbury, 40 miles southwest of Winchester
<b>Roads</b>	A338, A35, A31, M27, M3
<b>Rail</b>	Bournemouth Railway Station
<b>Air</b>	Bournemouth Airport

### Situation

The property is situated in a prominent corner location on the northern side of the prestigious Westover Road, just off Bath Road (A3066) which is the main road into Bournemouth town centre. The property lies in a prime leisure location between the town centre and the seafront less than 100 metres from three major council car parks providing a total of over 450 parking spaces.

Nearby occupiers include Nando's, PizzaExpress, Five Guys, Starbucks, Wagamama and Turtle Bay.

### Tenure

Virtual Freehold. The property is held for a term of 999 years from 25th December 2001 at a fixed rent of £1 per annum exclusive.

### EPC

Band B.

### Description

The property comprises an upper ground floor restaurant that benefits from an outdoor seating area and a lift.

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
Upper Ground	Restaurant/Ancillary	205.76	(2,215)	PREZZO TRADING LIMITED (t/a Prezzo) (CRN 13150050)(1)	25 years from 04/12/2014	£75,000	04/12/2029 04/12/2034 (03/12/2039)
<b>Total Approximate Floor Area</b>		<b>205.76</b>	<b>(2,215)</b>			<b>£75,000</b>	

The floor areas stated above are those published by the Valuation Office Agency/HMRC ([www.voa.gov.uk](http://www.voa.gov.uk)).

(1) Prezzo Trading Limited (CRN 13150050) is a UK restaurant operator specialising in Italian cuisine. The business was founded in 2000 and has grown into a nationwide restaurant chain operating from 95 outlets nationwide. Please see [www.prezzo.co.uk](http://www.prezzo.co.uk) for more information.

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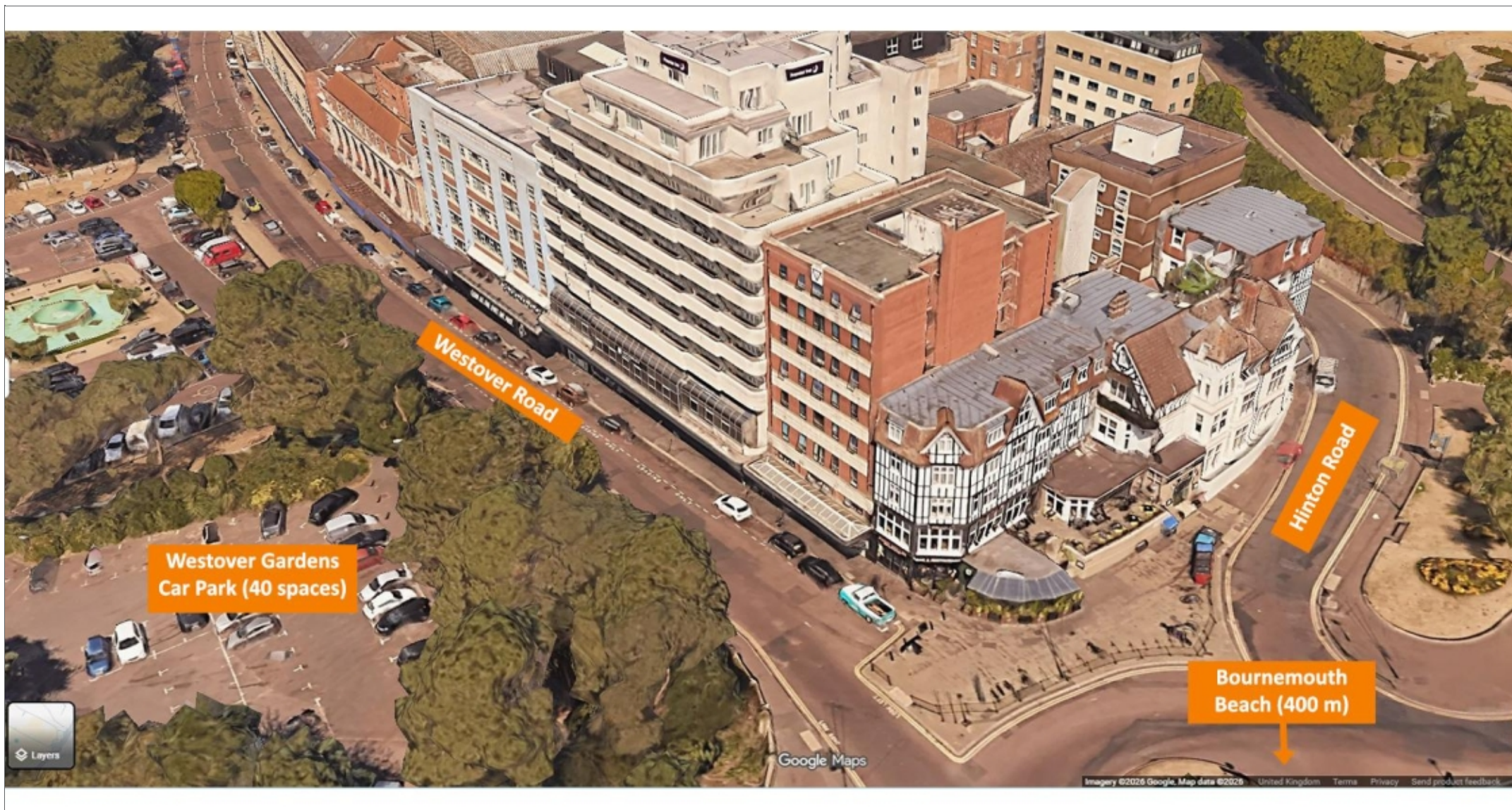
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## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Gway Kanokwuttipong

+44 (0)20 7034 4864

+44 (0)7456 888 750

[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

#### William Heath & Co

16 Sale Place, Sussex Gardens

London

London

W2 1PX

#### John Jupp

020 7402 3151

[johnjupp@williamheath.co.uk](mailto:johnjupp@williamheath.co.uk)

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