

Lot 17, Pizza Express, 50 Blue Boar Row, Salisbury,

Wiltshire SP1 1DA

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Restaurant Investment

- Let to PizzaExpress (Restaurants) Limited until 2034 (no breaks)
- Pizza Express in occupation since at least 2009
- Highly Attractive Building of approximately 277.56 sq m (2,987 sq ft)
- Busy and Prominent position overlooking Salisbury Market Place
- Neighbouring occupiers include Crew Clothing Company, L'Occitane, Pret A Manger, Gail's Bakery, Nando's and Goldsmiths

Lot

17

Auction

17th September 2026

Rent

£56,950 per Annum Exclusive

Status

Available

Sector

Restaurant

Auction Venue

Live Streamed Auction

Location

Miles

24 miles south-east of Southampton, 28 miles north of Bournemouth, 42 miles south-east of Bath

Roads

A36, A338, A3094, A354

Rail

Salisbury Railway Station (approx. 90 mins to London Waterloo)

Air

Southampton Airport, Bournemouth International Airport

Situation

The property is prominently situated in a strong leisure trading position on Blue Boar Row overlooking the busy Salisbury Market Place, within the heart of the city centre. The property benefits from being walking distance to Cross Keys Shopping Mall and Old George Mall, neighbouring national retailers and restaurant operators including McDonald's, Subway, Nando's, Wildwood and Bradbeers department store.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises restaurant accommodation on the ground floor and first floor and ancillary accommodation on the second floor.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Restaurant	114.90	(1,236)	PIZZAEXPRESS (RESTAURANTS) LIMITED (CRN: 02805490)(1)	15 Years from 27/05/2019	£56,950	27/05/2029 (26/05/2034)
First	Restaurant/Ancillary	88.26	(950)				
Second	Ancillary	74.40	(801)				
Total Approximate Floor Area		277.56 (2)	(2,987)			£56,950	

(1) PIZZAEXPRESS (RESTAURANTS) LIMITED (CRN: 02805490) is a subsidiary of Wheel Topco Limited, incorporated in Jersey; see www.pizzaexpress.com. For the 52-week period ended 29 December 2024, PIZZAEXPRESS (RESTAURANTS) LIMITED (CRN: 02805490) reported a Revenue of £362,337,000, Pre-Tax Profit of £25,636,000 and Net Assets of £983,415,000 (Annual Report and Financial Statements as published on Companies House: 18/06/2026).

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

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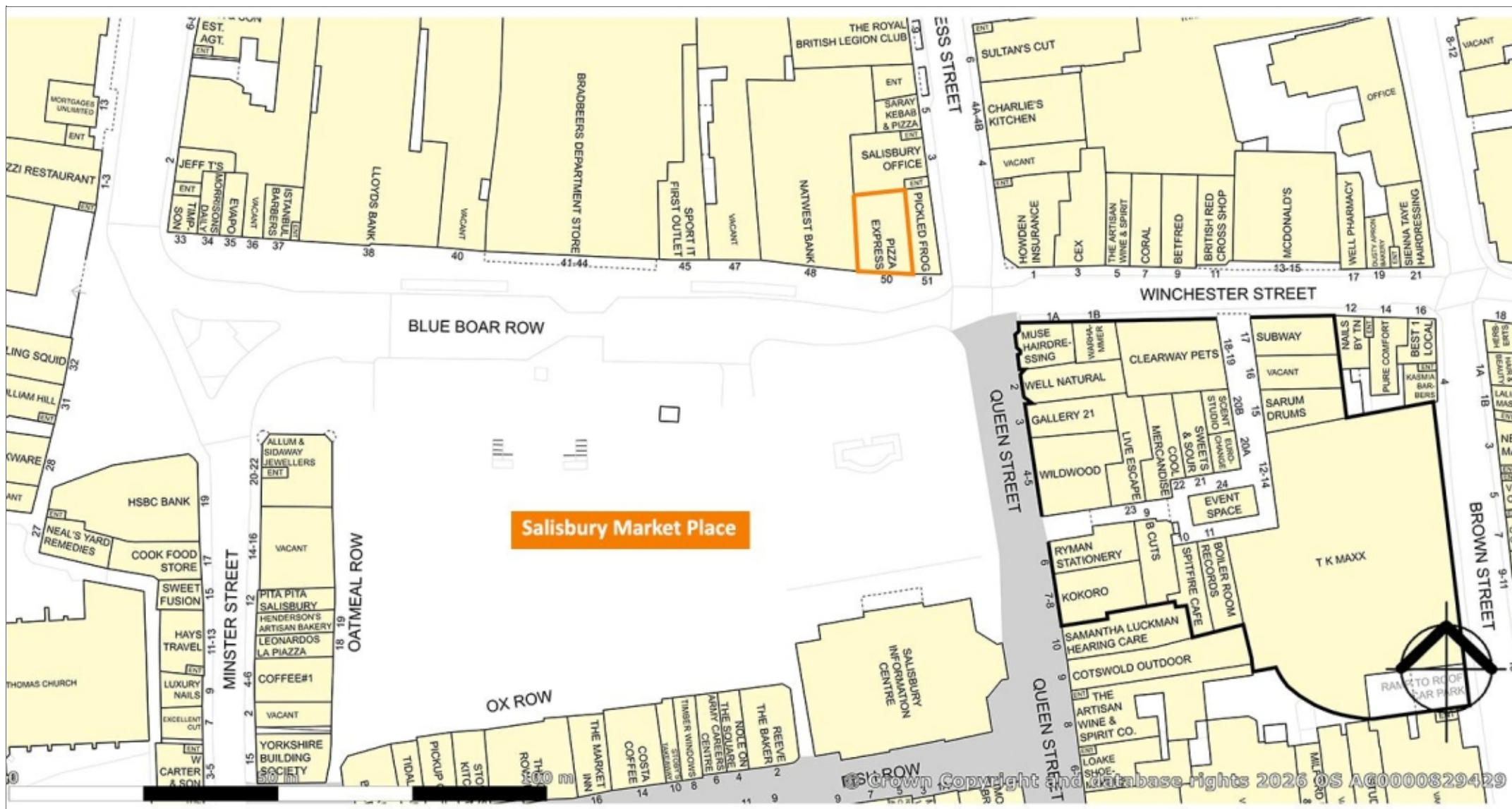
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2024