

23 High Street Brentwood CM14 4RG

lot 3

Freehold Restaurant Investment

- Entirely let to Prezzo Plc (t/a Caffé Uno) until 2021
- Busy High Street Location
- Nearby occupiers include Marks and Spencer, Next, Greggs, KFC, Monsoon and Caffé Nero
- Six Week Completion

Rent
£70,404
per annum
exclusive



On the Instructions of
Joint LPA
Receivers **ZOLFO COOPER**

Location

Miles: 12 miles south-west of Chelmsford
11 miles west of Basildon

11 miles north-east of Dagenham

Roads: M25 (Junction 28), A12, A128

Rail: Brentwood Rail Station (approx 30 mins to London
Liverpool Street)

Air: London City Airport, Stansted Airport

Situation

The property is located on the northern side of Brentwood High Street, some 200 metres from The Baytree Shopping Centre. Other nearby occupiers include Marks and Spencer, Next, Greggs, KFC, Monsoon and Caffé Nero.

Description

The property comprises a ground floor restaurant with staff/storage accommodation on the first floor and self-contained residential accommodation on the second floor accessed from the rear. The property also benefits from a roof terrace and 2/3 car parking spaces to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of CP Holder, KJ Coates and AC O'Keefe as Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant	170.30 sq m (1,833 sq ft)	PREZZO PLC (1) t/a Caffé Uno	25 years from 24/06/1996 until 24/06/2021 on a full repairing and insuring lease	£70,404	09/08/2016
First	Staff/Storage	48.90 sq m (526 sq ft)				
Second	Residential	Not Measured				
Totals (excluding residential)		219.20 sq m (2,359 sq ft)			£70,404	

(1) For the year ending 30th December 2012, Prezzo Plc reported a turnover of £144,524,000, pre-tax profits of £17,324,000 and a total net worth of £90,195,000. (Source: www.riskdisk.com 16/09/2013)

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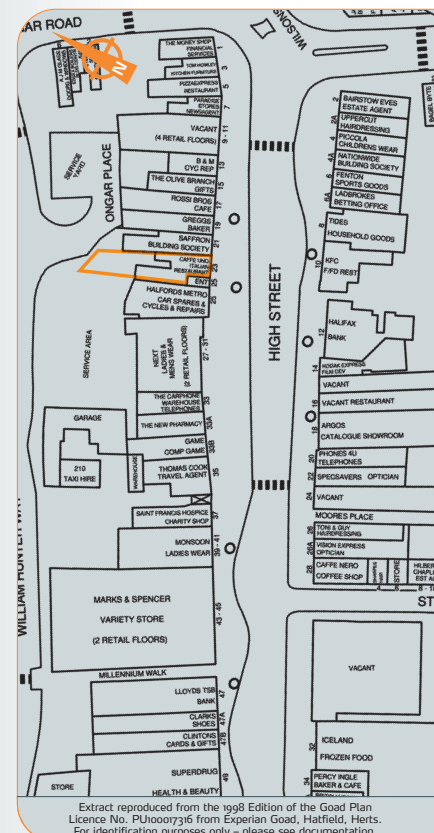
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