

6 High West Street Dorchester, Dorset DT1 1UJ

lot 5

Freehold Restaurant Investment

- Entirely let to Prezzo plc on a new 25 year lease back expiring 2039 (no breaks)
- Minimum fixed rental increase in 2019 to £65,000 pax or OMRV
- Attractive period Grade II Listed building in the heart of Dorchester town centre
- Nearby occupiers include Lloyds TSB, Nationwide, Ladbrokes, Argos and Londis
- Six Week Completion

Rent
£60,000
per annum
exclusive
rising to a
minimum of
£65,000
p.a.x. in 2019



On behalf of



Location

Miles: 55 miles east of Exeter
61 miles south of Bristol
28 miles west of Bournemouth

Roads: A37, A354

Rail: Dorchester West Rail, Dorchester South Rail

Air: Bournemouth International Airport

Situation

The property is prominently situated in Dorchester town centre on the southern side of High West Street, close to its junction with Cornhill. Nearby occupiers include Lloyds TSB, Nationwide, Ladbrokes, Argos and Londis.

Description

The property, an attractive period building, comprises ground floor restaurant and kitchen accommodation with basement storage and a maisonette on first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant/Kitchen	205.35 sq m (2,210 sq ft)	PREZZO PLC (1)	25 years from completion until March 2039 on a full repairing and insuring lease	£60,000	March 2019 and 5 yearly thereafter
Basement	Storage	49.80 sq m (536 sq ft)				
First/Second	Residential	Not Measured				
Totals		255.15 sq m (2,746 sq ft)			£60,000	

- (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 15/01/2014)
- (2) Under the terms of the lease the rent will be reviewed in year 5 to a minimum of £65,000 p.a.x or open market rental value, whichever is the greater. Rent reviews thereafter will be to open market rental value.

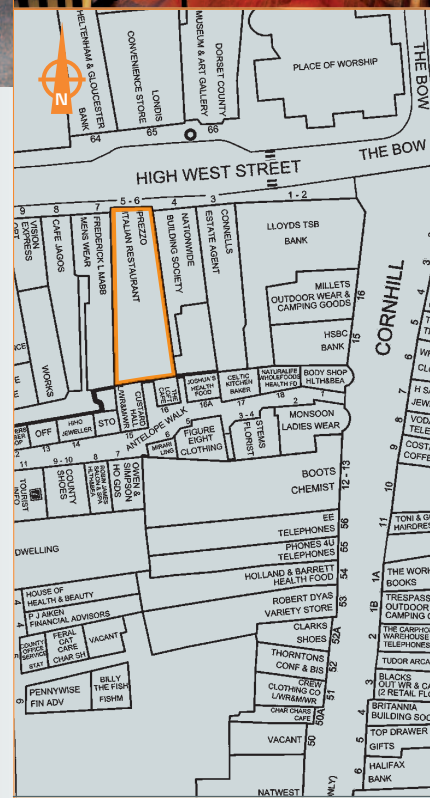
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