

lot 39

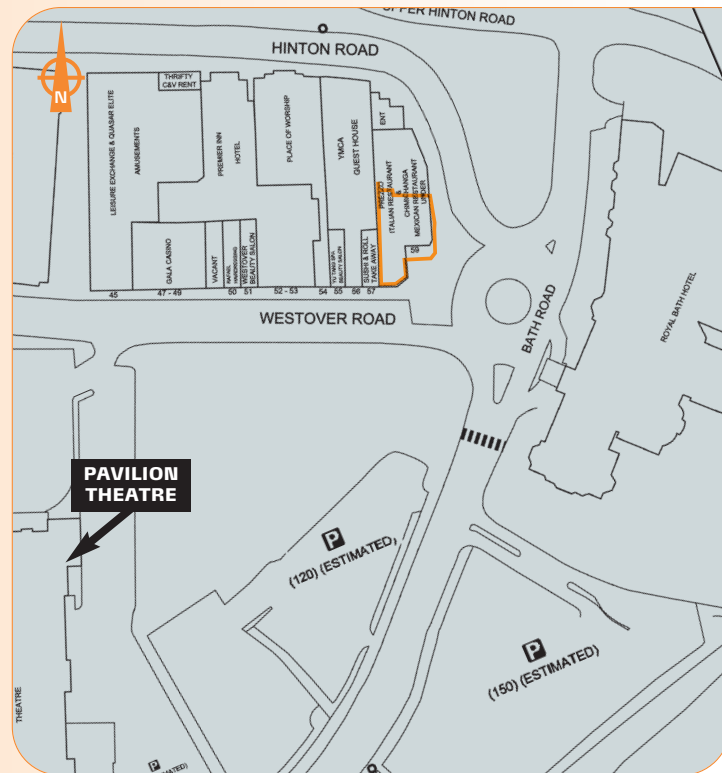
Rent
£85,000
per annum
exclusive
rising to
minimum of
£95,000 in
2019

Prezzo, Upper Ground Floor, The Former County Hotel, 58-59 Westover Road Bournemouth, Dorset BH1 2BZ

Prominent Restaurant Investment

- Let to Prezzo Plc on a 25 Year Lease until 2039 (no breaks)
- Prominent position in prime leisure area between town centre and seafront
- Nearby occupiers include Premier Inn, Odeon Cinemas, The Pavilion Theatre and Chimichanga Restaurant





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Location

Miles: 33 miles south-west of Southampton
28 miles south of Salisbury
40 miles south-west of Winchester

Roads: A338, A35, A31, M27, M3

Rail: Bournemouth Railway Station

Air: 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 Premier Inn, Odeon Cinemas, Grosvenor Casino, The Pavilion Theatre, Chimichanga Restaurant and the iconic Royal Bath Hotel.

Description

The property comprises an upper ground floor restaurant which benefits from an outdoor seating area and a lift designed for wheelchair users.

Tenure

Virtual Freehold. Held for a term of 999 years from 25th December 2001 with a ground rent of £1.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Upper Ground	Restaurant	258.39 sq m	(2,781 sq ft)	PREZZO PLC (1)	25 years from completion on a full repairing lease	£85,000	5 yearly with minimum uplift at first review to £95,000
Totals		258.39 sq m	(2,781 sq ft)			£85,000	

(1) For the year ending 29th December 2013, Prezzo plc reported a turnover of £166,541,000, pre-tax profits of £18,449,000 and a total net worth of £105,802,000. (Source: www.riskdisk.com 19/09/2014)

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