20 High Street, Lyndhurst, Hampshire SO43 7BD

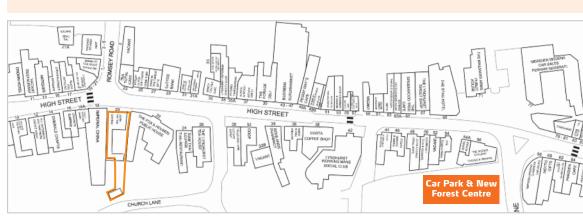
Freehold Restaurant Investment



Tenancy and accommodation

Floor	Use		r Areas oprox)	Tenant	Term	Rent p.a.x.	Reviews
Ground Ground (Rear Store) First	Restaurant Ancillary Ancillary	170 sq m 14 sq m 61 sq m			25 years from 25/04/2006 until 2031 on a full repairing and insuring lease	£60,000	25/04/2021 & 5 yearly
Total		245 sq m	(2,637 sq ft)			£60,000	

(1) For the year ending 1st January 2017, Prezzo Limited reported a turnover of £218,618,000, pre-tax profits of £5,099,000 and a total net worth of £125,610,000 (Source: Experian Group 05/06/2018). Website: www.prezzorestaurants.co.uk



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Lot 15

£60,000 per annum exclusive



Key Details

- · Let to Prezzo Limited until 2031 (no breaks)
- Attractive and affluent New Forest town
- Close to New Forest Centre and Car Park
- Nearby occupiers include Costa, Budgens, Lloyds Bank, The Crown Hotel, Ferrari and Maserati car showrooms

Location

- Miles: 8 miles north of Lymington 9 miles south-west of Southampton 19 miles north-east of Bournemouth Roads: A35, A31, A338, M27
- Roads: A35, A31, A338, M27 Rail: Ashurst New Forest Railway Station
- Beaulieu Road Railway Station
- Air: Bournemouth Airport

Situation

Lyndhurst is an attractive and affluent town located in the heart of the New Forest National Park, a short distance from Lymington, Southampton and Bournemouth. The property is situated on the south side of the busy High Street, with nearby occupiers including Costa, Budgens, Lloyds Bank, The Crown Hotel, Ferrari and Maserati car showrooms and a number of independent retailers and A3 users.

Description

The property comprises a ground floor restaurant with a kitchen and rear store. The first floor comprises storage and customer/staff WCs. The property benefits from an attractive central courtyard which provides additional seating.

Tenure

Freehold.

VAT is applicable to this lot.

Six Week Completion