

20 High Street, Lyndhurst, Hampshire SO43 7BD

Freehold Restaurant Investment

Lot 15

£60,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	170 sq m (1,829 sq ft)	PREZZO	25 years from	£60,000	25/04/2021
Ground (Rear Store)	Ancillary	14 sq m (151 sq ft)	LIMITED (1)	25/04/2006 until 2031		& 5 yearly
First	Ancillary	61 sq m (657 sq ft)		on a full repairing and insuring lease		
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

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
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

VAT is applicable to this lot.

Six Week Completion



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