

Bournemouth - 58-59 Westover Road, Dorset BH1 2BZ
Virtual Freehold Restaurant Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Bournemouth - 58-59 Westover Road, Dorset BH1 2BZ

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Investment Consideration:

- Purchase Price: £975,000
- Gross Initial Yield: 7.69%
- Rental Income: £75,000 p.a.
- VAT is applicable to this property. TOGC available.
- Let until December 2039. No breaks. Rent reviews in 2029 and 2034.
- Comprises upper ground floor restaurant premises t/a Prezzo
- Benefits from large glass frontage and external terrace with sea views
- Prime leisure location between the town centre and the seafront less than 100m from three major council car parks providing a total of over 450 parking spaces
- Nearby occupiers include Nando's, Pizza Express, Five Guys, Starbucks and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 58-59 (Upper Ground Floor)	Upper Ground Floor: 205.76 sq m (2,215 sq ft) Open plan restaurant, bar, kitchen, staff rooms, storage, wc	Prezzo Trading Limited	25 Years from 4 December 2014	£75,000	Note 1: FRI Note 2: Rent review on 04.12.29 and 04.12.34 open market upward only Note 3: No breaks Note 4: Lease within Landlord & Tenant Act 1954
Total				£75,000	

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Property Description:

Comprises an upper ground floor restaurant that benefits from an outdoor seating area and a lift, providing the following accommodation and dimensions:

Upper Ground Floor: 205.76 sq m (2,215 sq ft)

Open plan restaurant, bar, kitchen, staff rooms, storage, wc

Tenancy:

The property is at present let to Prezzo Trading Limited for a term of 25 years from 4th December 2014 at a current rent of £75,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 04.12.29 and 04.12.34 open market upward only. No breaks. Lease within Landlord & Tenant Act 1954.

Tenure:

Virtual freehold. Held on a 999 Year lease from 25th December 2001 at a fixed ground rent of £1 p.a.



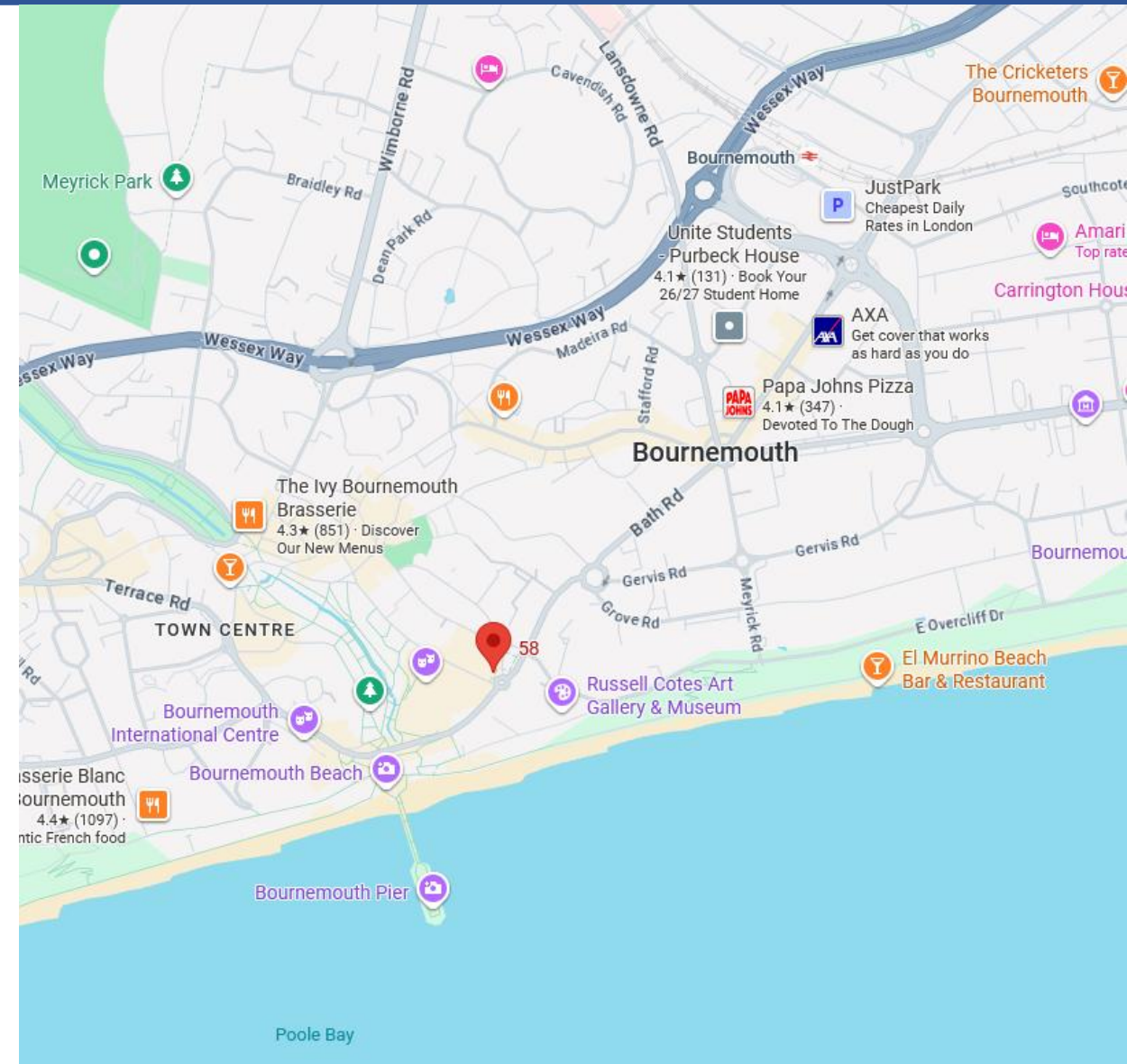
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Location:

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 Nando's, PizzaExpress, Five Guys, Starbucks, Wagamama and Turtle Bay.



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Contacts:

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