

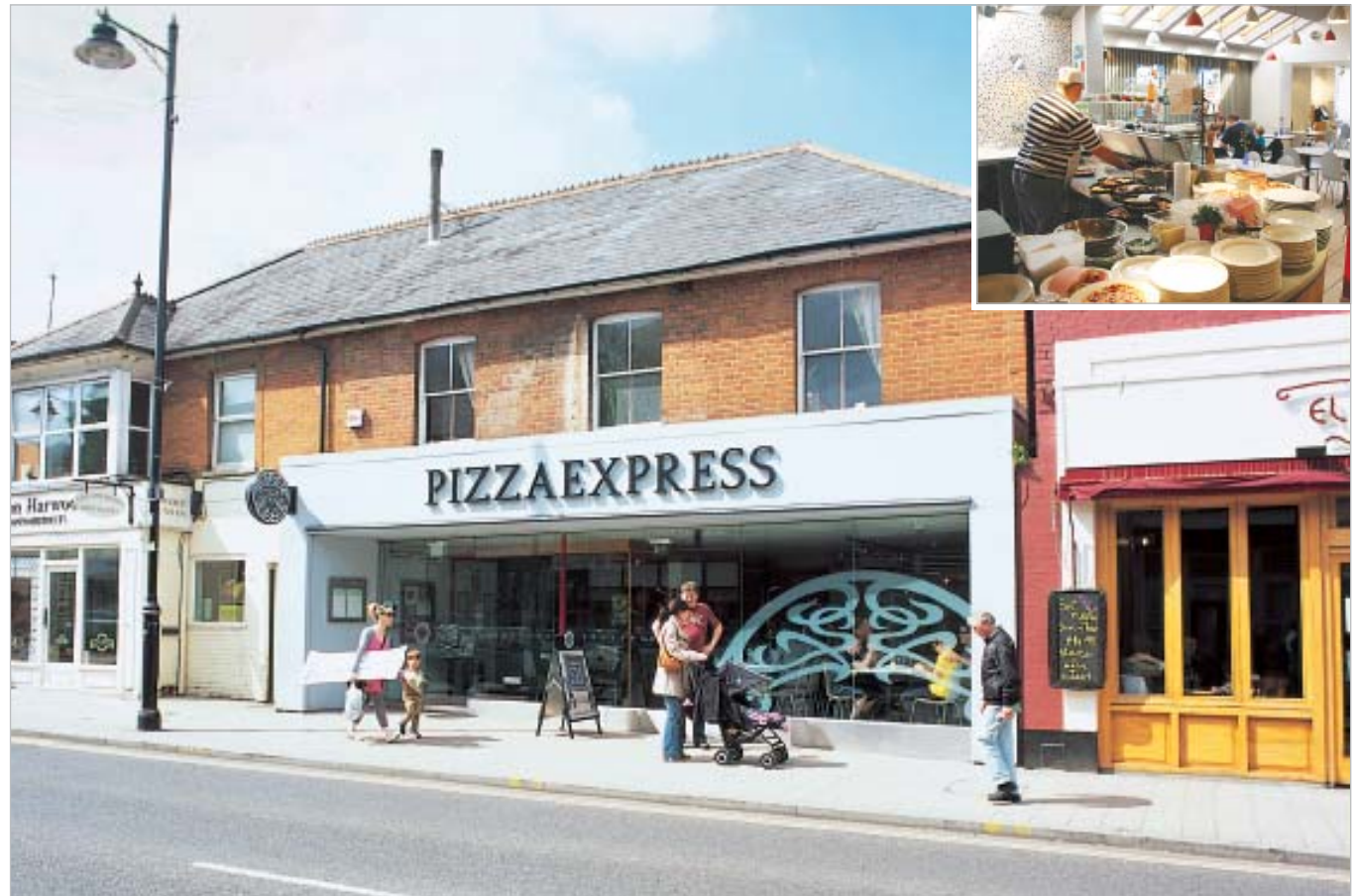
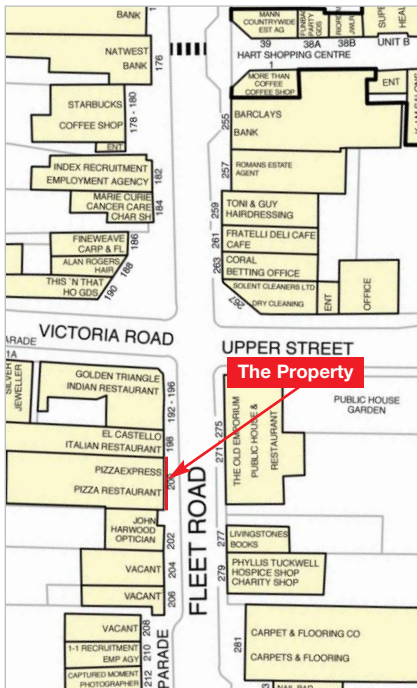
Fleet

200 Fleet Road
Hampshire
GU51 4BY

- **Attractive Freehold Shop Investment**
- Let to Pizza Express (Restaurants) Limited
- Lease expires 2033 (1)
- Rent Review 2013
- Current Rent Reserved

£67,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Fleet, with a population of some 31,000, is located adjacent to the M3 motorway (Junction 4A 2 miles), some 15 miles west of Guildford and 16 mile south of Reading. The M3 provides convenient access to the M25 motorway and therefore Heathrow and Gatwick Airports.

The property is located on the west side of Fleet Road close to the junction with Victoria Road.

Occupiers close by include Coral, Toni & Guy, Co-Op Funeral Care, Subway and Haart Estate Agents. In addition, an entrance to the Hart Shopping Centre where tenants include Waitrose is diagonally opposite the property.

Description

The property is arranged on ground and one upper floor. The ground floor provides a restaurant with approximately 120 covers. The first floor comprises a self-contained residential flat accessed via an external staircase to the rear. The property benefits from rear servicing and staff parking.

The property provides the following accommodation and dimensions:

Gross Frontage	10.00 m	(32' 8")
Net Frontage	9.05 m	(29' 7")
Shop & Built Depth	31.10 m	(102' 0")
First Floor Flat comprising Three Rooms, Kitchen and Bathroom		

Tenancy

The entire property is at present let to PIZZA EXPRESS (RESTAURANTS) LIMITED for a term of 25 years from 15th September 2008 at a current rent of £67,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's option to break at the fifteenth year. (1)

Tenant Information

Pizza Express currently trade from over 300 restaurants throughout the UK and Ireland.

Website Address: www.pizzaexpress.com

For the year ended 27th June 2010, Pizza Express (Restaurants) Limited reported a turnover of £314.747m, a pre-tax profit of £62.094m and a net worth of £297.717m.

(Source: riskdisk.com 14.04.11)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 69 Fleet**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Stephen Messias, Lawrence Stephens. Tel: 0207 936 8888 Fax: 0207 7936 8880 e-mail: smessias@lawstep.co.uk

