

# Bournemouth

## Pizza Express

### Post Office Road

### Dorset

### BH1 1BB

- Freehold Restaurant and Ground Rent Investment
  - Restaurant let to Pizza Express Restaurants Ltd expiring 2036 (2)
  - Town centre location
  - Restaurant Rent Review January 2016
  - Current Rent Reserved
- £90,000 pa**



**Tenure**  
Freehold.

**Location**

Bournemouth, with a population of 155,000, is an important regional, commercial and tourist centre on the South Coast located 32 miles west of Southampton. The town benefits from good communications being located on the A35/A338 which leads to the A31 trunk road to the east of the town, which in turn connects to the M27 south coast motorway. The town also enjoys good rail communications with services to London (Waterloo), the West Country and the remainder of the South Coast. The property is situated in the centre of Bournemouth, just off Old Christchurch Road which is the prime pedestrianised location in the town centre. Occupiers close by include Argos, McDonald's, Patisserie Valerie, Lush and Dingles.

**Description**

This Grade II Listed former Post Office is arranged on ground and two upper floors to provide an impressive restaurant on the ground floor with student accommodation above. The upper floors are self-contained and will be sold off on a long lease from completion.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

EPC Rating 103 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Pizza Express Restaurants Ltd (1)	Ground Floor Restaurant 344.67 sq m (3,710 sq ft)	25 years from 21.01.2011 Rent review every 5th year (2) There is a tenant's break clause in 2026 FR & I	£90,000 p.a.	Rent Review 2016
Upper Floors	Vendor	First Floor 169.92 sq m (1,829 sq ft) Second Floor 165.00 sq m (1,776 sq ft) Total 334.92 sq m (3,605 sq ft)	999 years from completion	Peppercorn	

(1) No. of Branches: 400+. Website Address: [www.pizzaexpress.com](http://www.pizzaexpress.com). For the year ended June 2013, Pizza Express Restaurants Ltd reported a turnover of £334,619,000, a pre-tax profit of £61,279,000, shareholders' funds of £439,591,000 and a net worth of £439,591,000. (Source: riskdisk.com 04.06.2014)

**Total £90,000 p.a.**

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

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