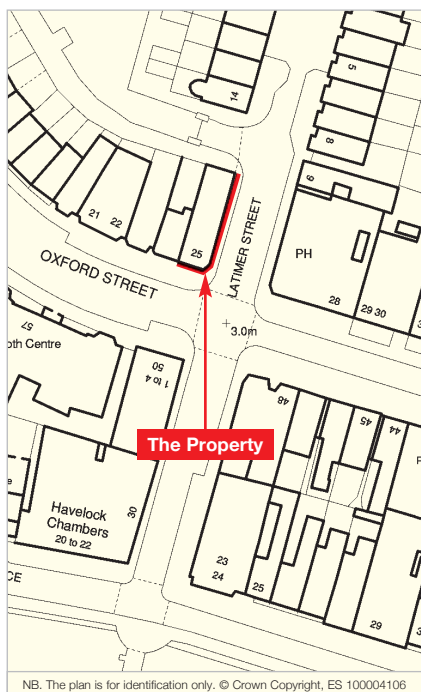


# Southampton

25 Oxford Street  
Hampshire  
SO14 3DJ

- **Attractive Freehold Restaurant Investment**
  - Prominent corner position in attractive period terrace
  - Popular town centre leisure location
  - Entirely let to Prezzo Limited until 2028 (no breaks)
  - Rent Review 2018
  - Current Rent Reserved
- £40,500 pa**



**Tenure**  
Freehold.

**Location**  
Southampton is the main commercial and administrative centre of Hampshire, serving a population of some 210,000, and is located 70 miles south-west of London and 31 miles north-east of Bournemouth. The city benefits from excellent communications, being close to junctions of the M27 and M3, as well as having mainline rail services to London from Southampton Central. The property is situated on the east side of Oxford Street, at its junction with Latimer Street. Oxford Street is a popular and cosmopolitan street situated between Central Southampton and Southampton Harbour. [www.oxfordstreetsouthampton.co.uk](http://www.oxfordstreetsouthampton.co.uk) Occupiers close by include Pizza Express, Chimichanga, Largo, Medbar, The Grapes public house and The White Star public house amongst other local bars, hotels and restaurants.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor restaurant with further seating and kitchen accommodation to the first floor. The second floor comprises storage and staff accommodation.

The property provides the following gross internal accommodation and dimensions:

Ground Floor Restaurant	90 sq m	(967 sq ft)
First Floor Restaurant & Kitchen	88.50 sq m	(953 sq ft)
Second Floor Staff & Stores	44.50 sq m	(479 sq ft)
<b>Total</b>	<b>223.00 sq m</b>	<b>(2,399 sq ft)</b>

## Tenancy

The entire property is at present let to PREZZO LIMITED for a term of 25 years from 28th November 2003 at a current rent of £40,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: 280+.

Website Address: [www.prezzorestaurants.co.uk](http://www.prezzorestaurants.co.uk)

For the year ended 3rd January 2016, Prezzo Limited reported a turnover of £213.8m, a pre-tax profit of £21.7m, shareholders' funds of £123.0m and a net worth of £121.8m. (Source: Experian 14.09.2017.)

On 2nd February 2015, Prezzo plc changed their name to Prezzo Limited.

## VAT

VAT is not applicable to this lot.

## Energy Performance Certificate

For EPC Rating please see website.

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** Martina Ward, Macrory Ward. Tel: 0208 440 3258 e-mail: [martina@macroryward.co.uk](mailto:martina@macroryward.co.uk)