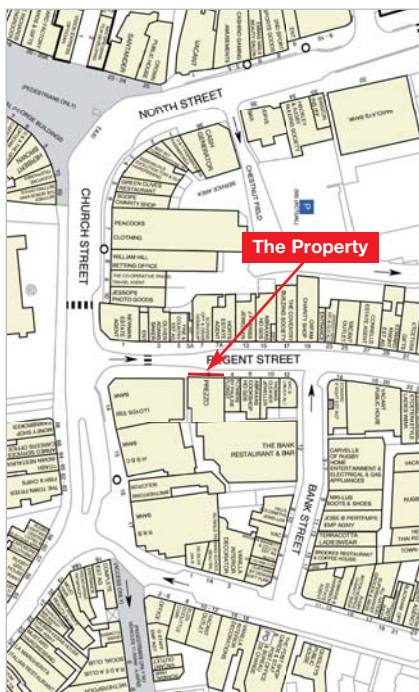


Rugby 2 Regent Street Warwickshire CV21 2QF

- Attractive Town Centre Freehold Restaurant Investment
- Entirely let to Prezzo plc
- Lease expires 2024
- Total accommodation 489.1 sq m (5,265 sq ft)
- Rent Review 2014
- Current Rent Reserved

£40,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Rugby, with a population of some 61,000, is located 11 miles east of Coventry and is situated midway between the M6 and M45 motorways with direct access to the M1 some 5 miles to the east. The property is situated in the town centre on Regent Street, close to its junction with Church Street and adjacent to a Lloyds TSB Bank. Other occupiers close by include Peacocks, HSBC, RBS, Connells, William Hill, Betfred and a wide range of shops, bars and restaurants.

Description

The property is arranged on basement, ground and two upper floors to provide a ground and first floor restaurant with kitchen and ancillary accommodation at basement and second floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	12.20 m	(40' 0")
Net Frontage	10.95 m	(35' 11")
Shop & Built Depth	14.60 m	(47' 10")
Basement	104.75 sq m	(1,128 sq ft)
Ground Floor	150.90 sq m	(1,624 sq ft)
First Floor	117.90 sq m	(1,269 sq ft)
Second Floor	115.55 sq m	(1,244 sq ft)
Total	489.1 sq m	(5,265 sq ft)

Tenancy

The entire property is at present let to PREZZO PLC with an AGA from Caffé Uno Brasseries Ltd for a term of 25 years from 25th March 1999 at a current rent of £40,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The first Prezzo restaurant opened in Central London in 2000. Today there are more than 150 restaurants throughout the UK. Website Address: www.prezzorestaurants.co.uk For the year ended 2nd January 2011, Prezzo plc reported a turnover of £104.83m, a pre-tax profit of £14.02m and a net worth of £66.06m (Source: riskdisk.com 09.09.2011)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 29 Rugby**.

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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