



Tenure
Freehold.

Location

Oswestry is a historic market town located 18 miles north-west of Shrewsbury and 12 miles south of Wrexham. The town is located adjacent to the A5 at its junction with the A495 and A483, providing direct access to the M54 Motorway.

The property is situated within Oswestry conservation area on the west side of Church Street, which is one of the main shopping streets in the town centre, opposite its junction with Sheffield Street.

Occupiers close by include TSB Bank, NatWest, Nationwide, Boots, William Hill and Argos.

Description

The property is arranged on ground and two upper floors to provide a ground floor restaurant with large open plan dining area that extends into a converted workshop to the rear providing a lofty open plan dining and open kitchen area. The part first floor provides WCs and offices. The remaining part first floor and second floor provide three self-contained flats accessed from Church Street.

The property provides the following accommodation and dimensions:

Gross Frontage	10.50 m	(34' 5")
Built Depth	41.00 m	(134' 6")
Ground Floor	292.10 sq m	(3,144 sq ft)
Ground Floor Ancillary	28.20 sq m	(304 sq ft)
Part First Floor	28.45 sq m	(306 sq ft)

First Floor Flat 1 (One Bed) (1)	37.10 sq m	(689 sq ft)
First Floor Flat 2 (One Bed) (1)	64.00 sq m	(689 sq ft)
Second Flat 3 (Two Bedroom) (1)	28.45 sq m	(306 sq ft)

Total Floor Area **543.55 sq m** **(5,850 sq ft)**

(1) Gross Internal Area

Tenancy

The entire property is at present let to PREZZO LIMITED for a term of 25 years from 21st April 2008 at a current rent of £52,000 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: 250+.

Website Address: www.prezzorestaurants.co.uk

For the year ended 1st January 2017, Prezzo Limited reported a turnover of £218.6m, a pre-tax profit of £5.1m, shareholders' funds of £126.8m and a net worth of £125.6m. (Source: Experian 02.01.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

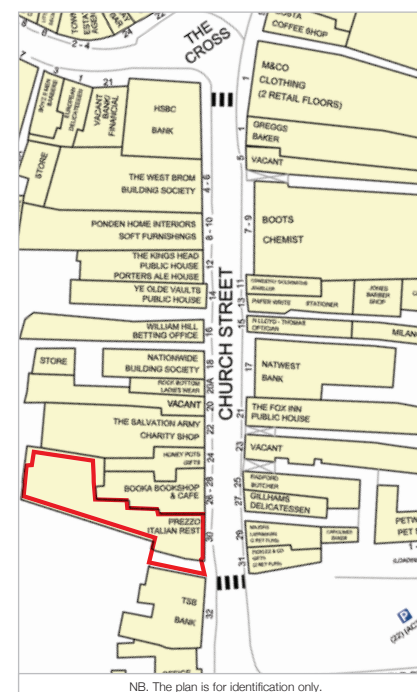
For EPC Rating please see website.

Oswestry

Prezzo
30 Church Street
Shropshire
SY11 2SP

- **Freehold Restaurant Investment**
 - Town centre location
 - Restaurant and three flats
 - Entirely let to Prezzo Limited
 - Lease expiring 2033 (no breaks)
 - Rent Review 2018
 - Current Rent Reserved
- £52,000 pa**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.

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 Mr Philip Shotter, Glovers Solicitors LLP. Tel: 0207 935 8882 e-mail: pshotter@glovers.co.uk