

Dorking

233-241 High Street Surrey RH4 1RT

- **Freehold Restaurant Investment**
- Restaurant let to Pizza Express (Restaurants) Limited
- Located in prosperous Surrey commuter town
- Rent Review 2015
- Total Current Rents Reserved
£35,250 pa

**FIVE WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Alternatively, a 999 year leasehold interest of the Pizza Express unit only is available to purchasers. Please contact the Auctioneers for further information.

Location

Dorking is a prosperous commuter town, located approximately 25 miles south of Central London with a population of some 15,600. The town enjoys good road access being 6 miles south of the M25 (Junction 9), access to which is via the A24, whilst the A25 links to Reigate 6 miles to the east and Guildford 14 miles to the west.

The property is situated on the north side of the High Street close to the junction with Walten Road. To the rear of the property is a town centre pay and display car park.

Occupiers close by include Haart Estate Agents (opposite), Halifax Bank, Waitrose, Hamptons International and a wide range of restaurants and shops.

Description

The property is arranged on ground and one upper floor to provide a ground floor restaurant with ancillary basement accommodation, a shop and self-contained offices above. The shop and offices have been sold off on long leases. The restaurant provides approximately 120 covers together with kitchen and customer WC's on the ground floor.

VAT

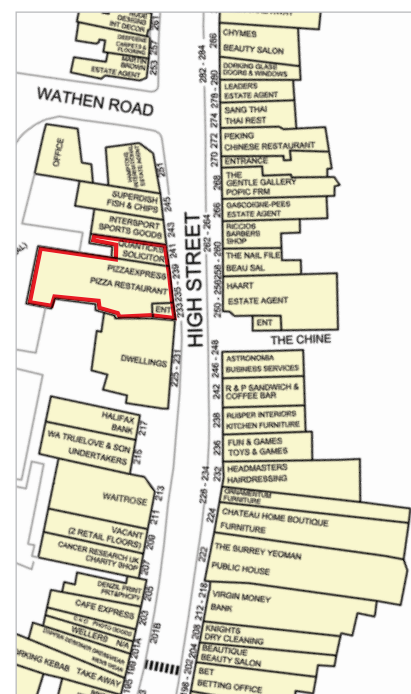
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 99 Band D (Copy available on website).



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant	Pizza Express (Restaurants) Limited (1)	Gross Frontage	8.05 m	(26' 5")	15 years from 16.09.2010 Upward or downward rent review every fifth year FR & I	£35,250 p.a.	Rent Review 2015
		Net Frontage	7.4 m	(24' 4")			
		Shop & Built Depth	27.9 m	(91' 6")			
		Ground Floor	242.60 sq m	(2,611 sq ft)			
		Basement	56.85 sq m	(612 sq ft)			
		Total	299.45 sq m	(3,223 sq ft)			
Shop	To be Confirmed	Ground Floor Shop			To be a 999 year lease from completion	Peppercorn	Reversion 3013
First Floor	To be Confirmed	First Floor – Not inspected by Allsop			To be a 999 year lease from completion	Peppercorn	Reversion 3013

(1) Pizza Express currently trade from some 400 restaurants throughout the country. They form part of The Gondola Group, the UK market leader in casual dining, who also trade under the brands Zizzi, Ask, Byron and Kettner's. Website Address: www.pizzaexpress.com
For the year ended 30th June 2013, Pizza Express (Restaurants) Limited reported a turnover of £334.619m, a pre-tax profit of £61.279m, shareholders' funds and a net worth of £439.591m. (Source: riskdisk.com February 2014)

Total £35,250 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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