

Lot 18, Prezzo, 20 High St, Lyndhurst,

SO43 7BD

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 18, Prezzo, 20 High St, Lyndhurst, SO43 7BD

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Property Information

Freehold Restaurant Investment

- Attractive and Affluent New Forest Town
- Let to Prezzo Trading Limited until 2031 (No Breaks)
- Grade II Listed Building
- Within close proximity to New Forest Heritage Centre and Car Park
- Nearby occupiers include Costa, Budgens, Lloyds Bank, The Crown Hotel, Ferrari and Maserati car showrooms

Lot

18

Auction

22nd September 2022

Rent

£60,000 per Annum Exclusive

Status

Available

Sector

Restaurant

Auction Venue

Live Streamed Auction

Location

Miles

8 miles north of Lymington, 9 miles south-west of Southampton, 19 miles north-east of Bournemouth

Roads

A35, A31, A338, M27

Rail

Ashurst New Forest Railway Station, Beaulieu Road Railway Station

Air

Bournemouth Airport

Situation

Lyndhurst is an attractive and affluent town located in the heart of the New Forest National Park, a short distance from Lymington, Southampton and Bournemouth. The property is situated on the south side of the busy High Street, with nearby occupiers including Costa, Budgens, Lloyds Bank, The Crown Hotel, Ferrari and Maserati car showrooms and a number of independent retailers and A3 users.

Tenure

Freehold.

Description

The property, an attractive Grade II Listed building, comprises a ground floor restaurant with a kitchen and rear store. The first floor comprises storage and customer/staff WCs. The property benefits from an attractive central courtyard which provides additional seating.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 18, Prezzo, 20 High St, Lyndhurst,

SO43 7BD

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|---|-----------------------------------|----------------------------|-----------------------------|-------------------------------|--|----------------|-------------|
| Ground First | Restaurant/Ancillary Ancillary | 192.60 69.20 | (2,073) (744) | PREZZO TRADING LIMITED (1) | 25 years from 25th May 2006 until 2031 on a full repairing and insuring lease | £60,000 | 25/04/2026 |
| Total Approximate Floor Area | | 261.80 | (2,817) (2) | | | £60,000 | |

(1) Prezzo began in 2000 with their first restaurant in New Oxford Street, London. They are now one of the most well-known and most loved Italian dining restaurants on the high street. Today they have 150 restaurants with a team of over 2,500 people across the UK. (Source: www.prezzo.co.uk 30/08/2022)

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

Lot 18, Prezzo, 20 High St, Lyndhurst,

SO43 7BD

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 18, Prezzo, 20 High St, Lyndhurst,

SO43 7BD

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



**Lot 18, Prezzo, 20 High St, Lyndhurst,
SO43 7BD**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



**Lot 18, Prezzo, 20 High St, Lyndhurst,
SO43 7BD**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



**Lot 18, Prezzo, 20 High St, Lyndhurst,
SO43 7BD**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 18, Prezzo, 20 High St, Lyndhurst,

SO43 7BD

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 18, Prezzo, 20 High St, Lyndhurst, SO43 7BD

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Contacts

Acuitus

Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

charlie.powter@acuitus.co.uk

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Seller's Solicitors

PCB Lawyers LLP

Cavendish Court, 11 15 Wigmore Street

London

W1U 1PF

Anthony Levy

0) 20 7486 2566

amlevy@pcblawyers.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020