Bournemouth - 58-59 Westover Road, Dorset BH1 2BZ
Virtual Freehold Restaurant Investment

BLUE ALPINE

PROPERTY CONSULTANTS

Bournemouth - 58-59 Westover Road, Dorset BH1 2BZ
Virtual Freehold Restaurant Investment

Investment Consideration:

- Purchase Price: £935,000
- Gross Initial Yield: 8.02%
- Rental Income: £75,000 p.a.
- VAT is applicable to this property. TOGC available.
- Let until December 2039. No breaks. Rent reviews in 2029 and 2034.
- Comprises upper ground floor restaurant premises t/a Prezzo
- Benefits from large glass frontage and external terrace with sea views
- Prime leisure location between the town centre and the seafront less than 100m from three major council car parks providing a total of over 450 parking spaces
- Nearby occupiers include Nando's, Pizza Express, Five Guys, Starbucks and more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 58-59 (Upper Ground Floor)	Upper Ground Floor: 205.76 sq m (2,215 sq ft) Open plan restaurant, bar, kitchen, staff rooms, storage, wc	Prezzo Trading Limited	25 Years from 4 December 2014	£75,000	Note 1: FRI Note 2: Rent review on 04.12.29 and 04.12.34 open market upward only Note 3: No breaks Note 4: Lease within Landlord & Tenant Act 1954
			Total	£75,000	

Bournemouth - 58-59 Westover Road, Dorset BH1 2BZ
Virtual Freehold Restaurant Investment

Property Description:

Comprises an upper ground floor restaurant that benefits from an outdoor seating area and a lift, providing the following accommodation and dimensions:

Upper Ground Floor: 205.76 sq m (2,215 sq ft)
Open plan restaurant, bar, kitchen, staff rooms, storage, wc

Tenancy:

The property is at present let to Prezzo Trading Limited for a term of 25 years from 4th December 2014 at a current rent of £75,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 04.12.29 and 04.12.34 open market upward only. No breaks. Lease within Landlord & Tenant Act 1954.

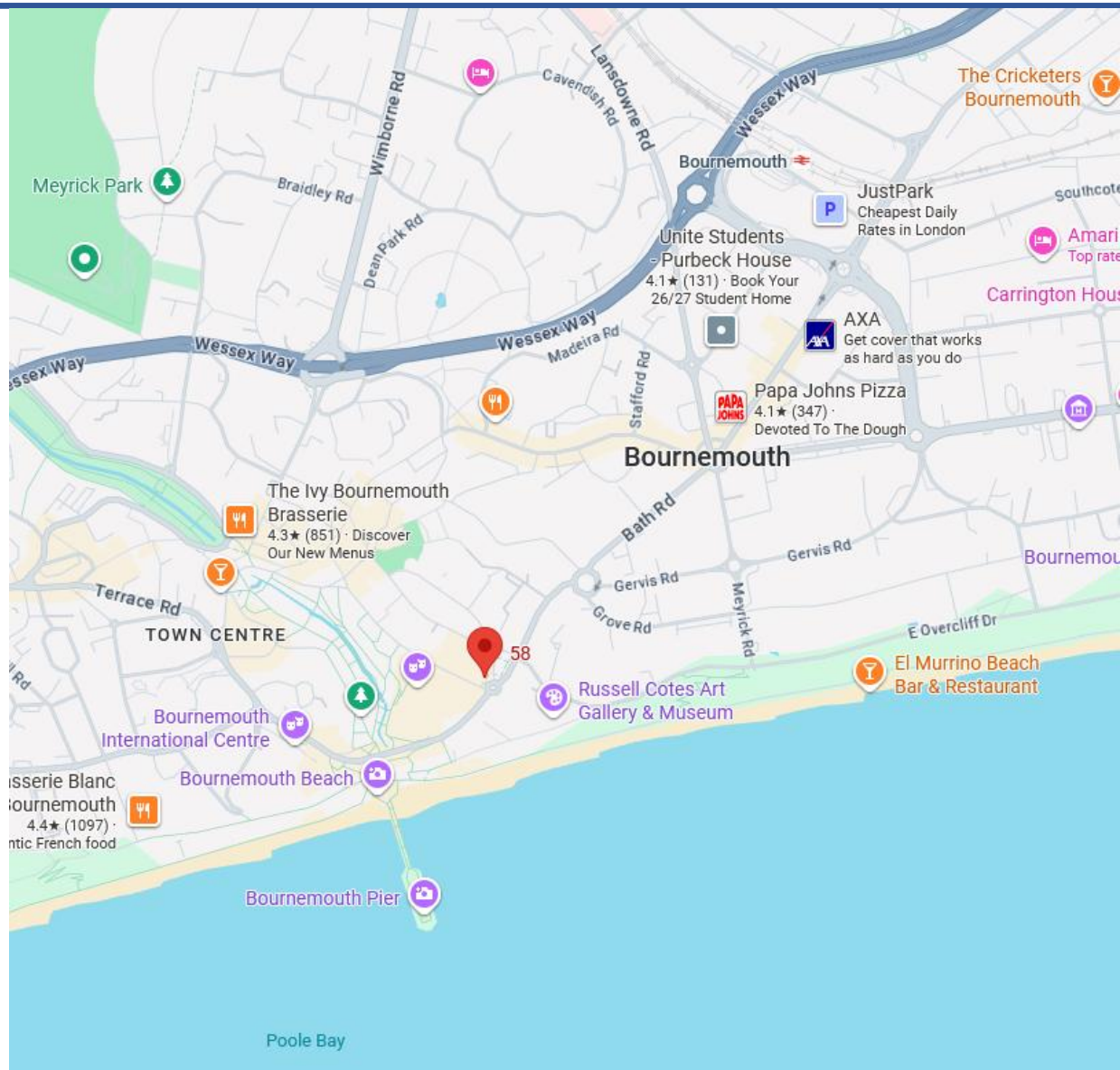
Tenure:

Virtual freehold. Held on a 999 Year lease from 25th December 2001 at a fixed ground rent of £1 p.a.

Bournemouth - 58-59 Westover Road, Dorset BH1 2BZ
Virtual Freehold Restaurant Investment

Location:

The property is situated in a prominent corner location on the northern side of the prestigious Westover Road, just off Bath Road (A3066) which is the main road into Bournemouth town centre. The property lies in a prime leisure location between the town centre and the seafront less than 100 metres from three major council car parks providing a total of over 450 parking spaces. Nearby occupiers include Nando's, PizzaExpress, Five Guys, Starbucks, Wagamama and Turtle Bay.

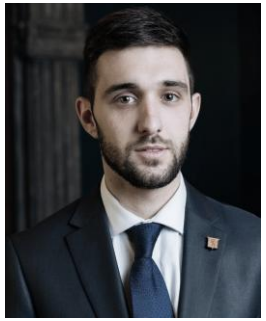


Bournemouth - 58-59 Westover Road, Dorset BH1 2BZ
Virtual Freehold Restaurant Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com

BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property. In accordance with the Estate Agents Act 1979, it is disclosed that the directors and shareholders of the Blue Alpine Partners Limited have an interest in the property.