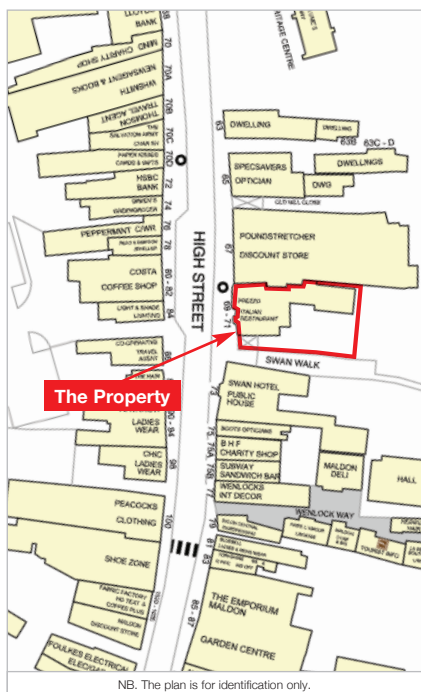


**Maldon**  
**Part 69 and Part**  
**71 High Street**  
**Essex**  
**CM9 5EP**

- **Attractive Freehold Restaurant Investment**
- Town centre location
- Let to Prezzo Limited
- Lease expiring 2032 (no breaks)
- Grade II listed building with rear garden
- Rent Review 2017 (outstanding)
- Current Rent Reserved  
**£80,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.



**Tenure**

Freehold.

**Location**

Maldon is an attractive town, with a resident population of some 14,000 with a much larger catchment area, located approximately 40 miles north-east of central London, 10 miles east of Chelmsford and 18 miles south-west of Colchester. The town is served by the A414, which provides access to the A12 dual carriageway some eight miles to the west.

The property is situated on the north side of High Street, in a central town centre position near excellent parking facilities.

Occupiers close by include Costa Coffee (opposite), HSBC, Specsavers, Boots Opticians, Lloyds Bank and many other national traders.

**Description**

This attractive Grade II listed property is arranged on ground and two upper floors to provide a ground floor restaurant and two flats on the upper floors. The property benefits from a garden to the rear for alfresco dining.

The property provides the following accommodation and dimensions:

**Ground Floor** 220.91 sq m (2,378 sq ft)

**First and Second Floors – Two Flats (1)**

**(1) Not inspected by Allsop.**

**Floor areas provided by Seller.**

**Tenancy**

The entire property is at present let to PREZZO LIMITED for a term of 25 years from 21st August 2007 at a current rent of £80,000 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](http://www.prezzorestaurants.co.uk)

For the year ended 3rd January 2016, Prezzo Limited reported a turnover of £213.8m, a pre-tax profit of £21.715m, shareholders' funds of £123m and a net worth of £121.7m. (Source: Experian 24.10.2017.) On 2nd February 2015, Prezzo plc changed their name to Prezzo Limited.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

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** Philip Shotter, Glovers Solicitors. Tel: 0207 935 8882 e-mail: [pshotter@glovers.co.uk](mailto:pshotter@glovers.co.uk)



Let to Prezzo Limited  
on a lease expiring  
20th August 2032 (no breaks)

