

Weymouth - 159 Abbotsbury Road, Dorset DT4 0JX
Freehold Restaurant Investment



BLUE ALPINE

PROPERTY CONSULTANTS



L'S KITCHEN
Cuisine • Peking • Szechuan Cuisine
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**DORSET CAFE
& RESTAURANT**



WESTHAM

ALL DAY BREAKFAST • LUNCH

SANDWICHES • ROAST DINNER

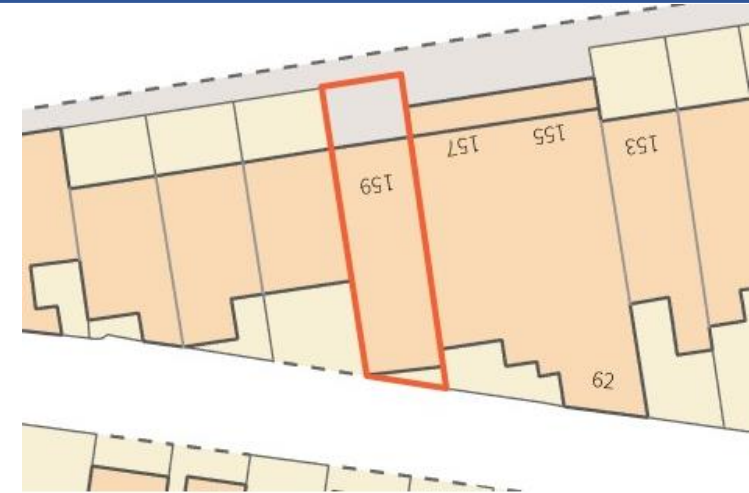
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Investment Consideration:

- Purchase Price: £235,000
- Gross Initial Yield: 4.89%
- Rental Income: £11,500 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace single storey restaurant premises
- Let until 2043. No breaks. Rent reviews every 5 years open market upward only
- Nearby occupiers include Londis, Takeaway, Pet Shop, Tattoo Studio and more



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 159 (Ground Floor)	Ground Floor: 62 sq m (667 sq ft) Open plan restaurant, kitchen, storage, wc	Individual	20 Years from 23 January 2023	£11,500	Note 1: FRI Note 2: Rent review every 5th year open market upward only Note 3: No breaks
Total				£11,500	

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Property Description:

Comprises single storey restaurant premises with rear access on Old Parish Lane, providing the following accommodation and dimensions:

Ground Floor: 62 sq m (667 sq ft)

Open plan restaurant, kitchen, storage, wc

Tenancy:

The property is at present let to Individual for a term of 20 years from 23rd January 2023 at a current rent of £11,500 per annum and the lease contains full repairing and insuring covenants. Rent review every 5th year open market upward only. No breaks.

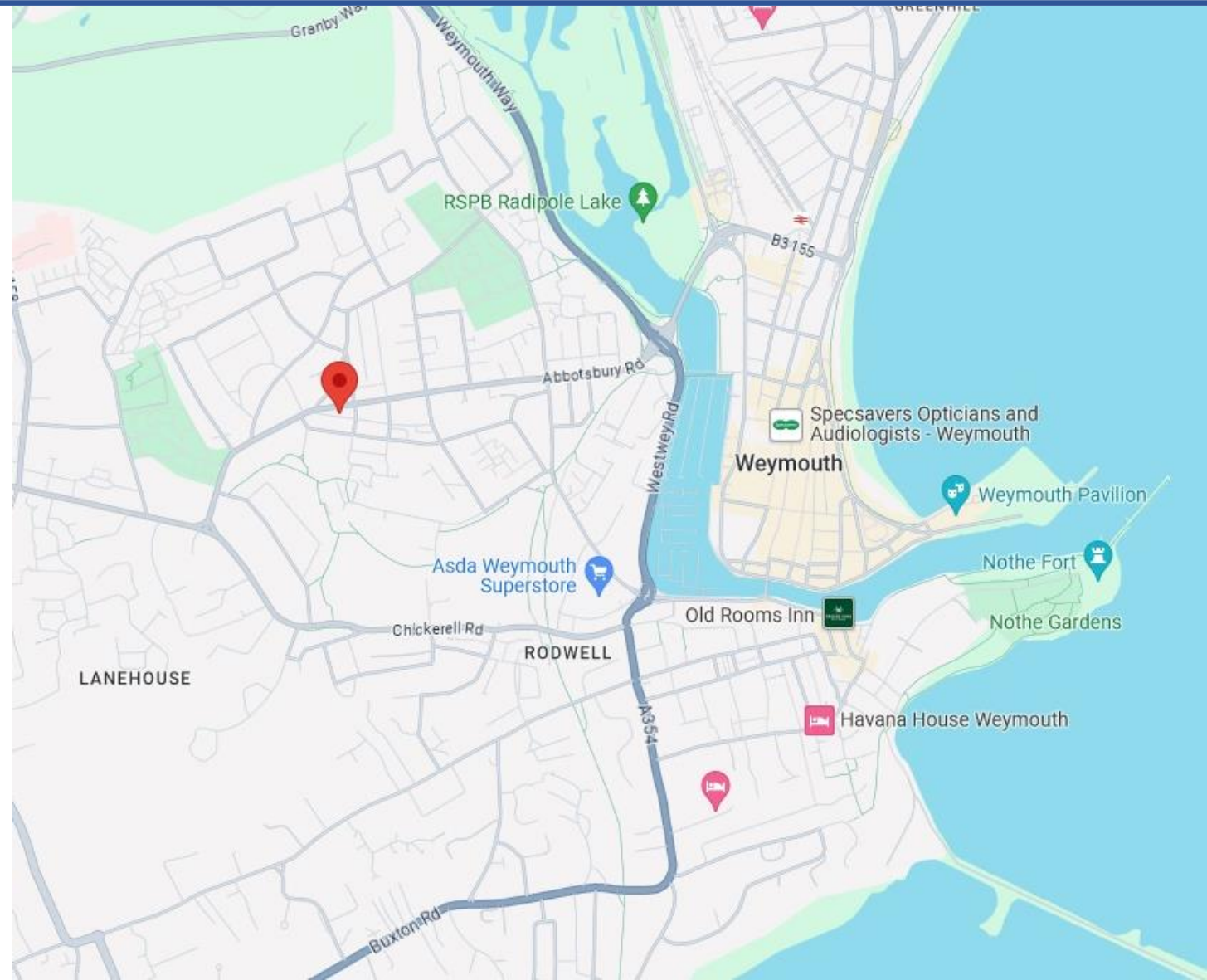


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Location:

Weymouth is a seaside town in Dorset, England, situated on a sheltered bay at the mouth of the River Wey on the English Channel coast. The town is 11 kilometres (7 miles) south of Dorchester and 8 kilometres (5 miles) north of the Isle of Portland. The A354 road connects the town to the A35 trunk road in Dorchester, and terminates at Easton on the Isle of Portland. The A353 road runs east from Weymouth to the south of Warmwell, where it connects with the A352 to the Isle of Purbeck and Wareham. The B3157 road runs west from Weymouth to the south of Bridport where it terminates and connects to the A35. Weymouth is approximately 52 miles (83 km) south east of the M5 motorway at junction 25 for Taunton. Nearby occupiers include Londis, Takeaway, Pet Shop, Tattoo Studio and more



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Contacts:

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



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BLUE ALPINE

PROPERTY CONSULTANTS

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