



# PREZZO PLC, SECURE LEISURE INVESTMENT

106, ST MARY STREET, CARDIFF, CF10 1DX

**MK2**  
REAL ESTATE

## INVESTMENT SUMMARY

- Prime location in the vibrant leisure area of Cardiff city centre
- Prominent retail corner premises opposite the House of Fraser department store and close to the new St David's II retail scheme
- Modern recently refurbished restaurant of approximately 2,500 sq ft
- Initial rental income of £60,000 per annum exclusive
- Let for 25 years from 3<sup>rd</sup> October 2007 with circa 19 years unexpired
- Let to the strong covenant of Prezzo Plc
- Virtual freehold of 999 years at a peppercorn rent
- Offers in excess of **£945,000** reflecting a net initial yield of **6.00%**



## LOCATION

Cardiff is the capital city of Wales and the commercial and administrative centre for the South Wales region and is in the top 5 retail centres in the UK.

Cardiff is located approximately 45 miles west of Bristol, 42 miles east of Swansea and 155 miles west of London. The City benefits from excellent road communications and lies 4 miles south of the M4 motorway, providing access to London to the east and much of South Wales to the west.

Cardiff is well served by the railway network with an excellent local rail service operates from Queen Street Stations located on the eastern boundary of Queen Street, serving the Valleys (Caerphilly, Cwmbran, Pontypridd, Ebbw Vale and Merthyr Tydfil).

## SITUATION

The property is located in a prime position at the heart of the city centre, directly opposite the House of Fraser department store and close to the Millennium Stadium, Cardiff Arms Park and St Davids II retail scheme. Situated on the eastern side of St Mary Street, the area is well known as a busy retail and leisure destination, with numerous bars, restaurants and hotels nearby.

## DESCRIPTION

A prominent period ground floor corner unit, which has been fitted out to provide a modern and attractive restaurant premises.

The accommodation is provided over basement and ground floors, within a Grade II listed building. The tenant has installed a mezzanine area within the main restaurant that increases the seating capacity to approximately 60.



## FLOOR AREAS

The property provides the following net internal area;

Floor	Use	Area	
		Sq ft	Sq m
Basement	Restaurant	940	87.3
Ground Floor	Offices	1560	145
<b>Totals</b>		2500	232.2

The first floor mezzanine area comprises approximately 429 sq ft (39.8 sq m) excluding the toilet facilities.

## TENURE

The property is held on a long leasehold interest of the ground floor and basement for 999 years (less 3 days) from 19<sup>th</sup> December 2006 at a peppercorn rent.

## TENANCY

The property is let to Prezzo Plc on a 25 year Full Repairing and Insuring lease from 3<sup>rd</sup> October 2007 and expiring on 2<sup>nd</sup> October 2032.

The passing rent is £60,000 per annum exclusive of VAT and subject to 5 yearly upward only open market rent reviews.



## COVENANT

Prezzo Plc is a national branded restaurant operator positioned in the UK casual dining market. Its principal trading brand is Prezzo, which offers a contemporary menu with a variety of pizza, pasta, salad and grill dishes with a distinctive Italian flavor.

The company is currently trading from 160 branches with a concentration mainly in the South East. The company (registration number 3919682) is listed on the AIM stock exchange. Their most recent accounts show:

### Prezzo Plc

	Date of Accounts	
	01/01/2012	01/01/2011
<b>Turnover</b>	£123,873,000	£104,827,000
<b>Pre-tax Profit</b>	£16,112,000	£9,776,000
<b>Net Worth</b>	£78,807,000	£67,192,000

Further information can be found at [www.prezzorestaurants.co.uk](http://www.prezzorestaurants.co.uk)



## VAT

We are advised VAT will be payable on the purchase price.

## PRICE

We are instructed to seek offers in the region of **£945,000 (NINE HUNDRED AND FORTY FIVE THOUSAND POUNDS)**, subject to contract and exclusive of VAT, for the long leasehold interest. After an allowance for purchaser's costs of **5.8%**, the investment shows an attractive net yield of **6.00%**.

**Energy Performance Certificate**  
Non-Domestic Building

Prezzo  
106-107 St. Mary Street  
CARDIFF  
CF10 1DX

Certificate Reference Number:  
0450-0830-7769-3202-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25  
**B** 26-50  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150

Less energy efficient

**115** This is how energy efficient the building is.

**Technical information**

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 324  
Building complexity (NDS level): 4

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**65** If newly built  
**123** If typical of the existing stock

## FURTHER INFORMATION

Further information and arrangements for viewing can be obtained from the sole agents;

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REAL ESTATE

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