

lot 10

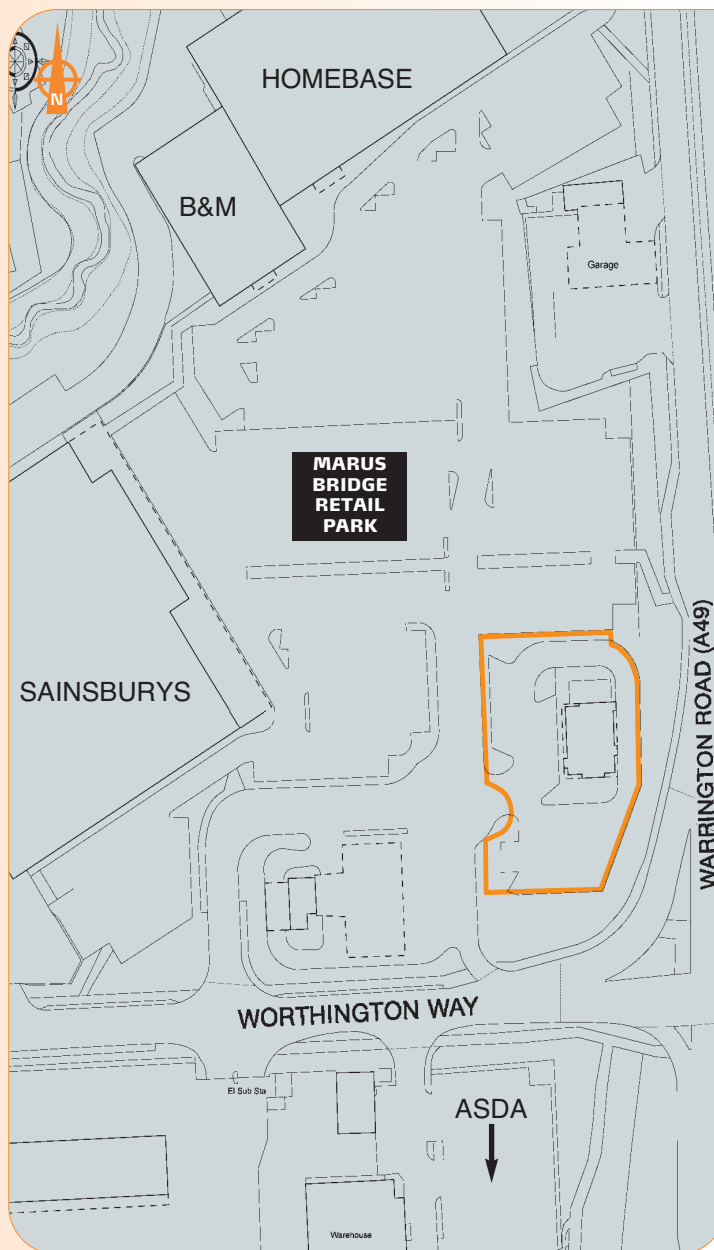
McDonald's, Marus Bridge Retail Park, Worthington Way Wigan WN3 6AX

Rent
£56,576
per annum
exclusive

Modern Drive-Thru Restaurant
Investment

- Let to McDonald's Restaurants Limited until 2021 (no breaks)
- Located on busy Marus Bridge Retail Park adjacent to a new Sainsbury's Foodstore and Petrol Filling Station
- Prominent corner position on Warrington Road (A49)
- Nearby occupiers include Asda, Homebase and B & M Home Store
- Six Week Completion





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Location

Miles: 2.2 miles south-west of Wigan
18.5 miles north-east of Liverpool
19 miles north-west of Manchester
Roads: A49, M6 (Junction 25), M58
Rail: Pemberton Rail, Wigan Wallgate Rail
Air: Liverpool John Lennon Airport, Manchester Airport

Situation

The property is situated in a very prominent position within the busy Marus Bridge Retail Park on the northern side of Worthington Way, at its junction with Warrington Road (A49) which provides a direct link between Wigan town centre and the M6 motorway (Junction 25). Nearby occupiers include Sainsbury's, Asda, Homebase and B & M Home Store. Sainsbury's have recently extended their lease on the adjacent foodstore and petrol filling station to in excess of 25 years (no breaks), following an extensive redevelopment.

Description

The property comprises a modern purpose built 24-hour drive-thru restaurant and benefits from on-site car parking.

Tenure

Virtual Freehold. Held from Marus Properties LLP for a term of 999 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant/ Ancillary	202 sq m (2,176 sq ft)	McDONALD'S RESTAURANTS LIMITED (1)	25 years from 29/09/1996 until 28/09/2021 on a full repairing and insuring lease	£56,576	28/09/2016
Totals		202 sq m (2,176 sq ft)			£56,576	

(1) For the year ending 31st December 2012, McDonald's Restaurants Limited reported a turnover of £1,317,594,000, pre-tax profits of £202,214,000 and a total net worth of £643,048,000. (Source: www.riskdisk.com 05/11/2013)

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