

# Lot 6, KFC Drive Thru, Neats Court Retail Park, Thomsett Way, Queenborough, Kent ME11 5AR

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## Property Information

### Long Let Drive-Thru Investment

- Let to Clodden Limited guaranteed by Kentucky Fried Chicken (Great Britain) Limited until August 2043 (No breaks)
- Recently renewed lease with 5 yearly rent reviews
- Comprises purpose built Drive-Thru of approx. 251.82 sq m (2,71 sq ft)
- On site car parking
- Adjacent to a Major Morrisons Hypermarket
- Prominent location adjacent to A249 trunk road
- Nearby occupiers include Morrisons, Sports Direct, Aldi, B&M, Poundland, Burger King and Costa

#### Lot

6

#### Auction

18th September 2025

#### Rent

£95,000 per Annum Exclusive  
(4)

#### Sector

Drive Thru, Leisure

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

16 miles north east of Maidstone, 25 miles north west of Canterbury, 50 miles east of Central London

#### Roads

A249, A250, M2 (J5), M20 (J7)

#### Rail

Queenborough Railway Station

#### Air

London Gatwick Airport, London Heathrow Airport

### Situation

The property is prominently located on the well established Neats Court Retail Park, adjacent to the A249 trunk road. The A249 is the main road through the Isle of Sheppey, linking it with London via the M2 (J5) and the M20 (J7). Nearby occupiers include Morrisons, Sports Direct, Aldi, B&M, Poundland, Burger King and Costa

### Tenure

Long Leasehold. Held for a term of 125 years from 20th July 2015 at a fixed peppercorn rent.

### Description

The property comprises a purpose building single store drive-thru restaurant with parking for approximately 35 cars. There is a electricity substation situated on the property.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Restaurant/Ancillary	251.82	(2,710)	CLOKKEN LIMITED (CRN 15217100) (1) guaranteed by KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LIMITED (CRN 00967403) (2) t/a KFC	19 years from 02/08/2024 until 01/08/2043	£95,000 (4)	02/08/2028 and 5 yearly
<b>Total Approximate Floor Area</b>		<b>251.82</b>	<b>(2,710) (3)</b>			<b>£95,000 (4)</b>	

- (1) Clokken Limited (crn1527100) were incorporated in October 2023 and have not yet published a financial accounts. Clokken Limited (crn1527100) are a subsidiary of Kentucky Fried Chicken (Great Britain) Limited (crn 00967403)
- (2) For the Year ending 24th December 2023 Kentucky Fried Chicken (Great Britain) Limited (crn 00967403) reported a Turnover of ££294,511,000., a Pre Tax Profit of £59,192,000. and a Net Assets of £224,676,000.. (Source : Northrow report : 27/08/2025)
- (3) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8824468000>).
- (4) The current Rent Reserved under the terms of the lease is £95,000 per annum exclusive. The lease provides for the tenant to pay £47,500 per annum exclusive for a period of 12 months from the completion of the works defined in the Licence for Alterations, a copy of which is available in the Legal Pack.



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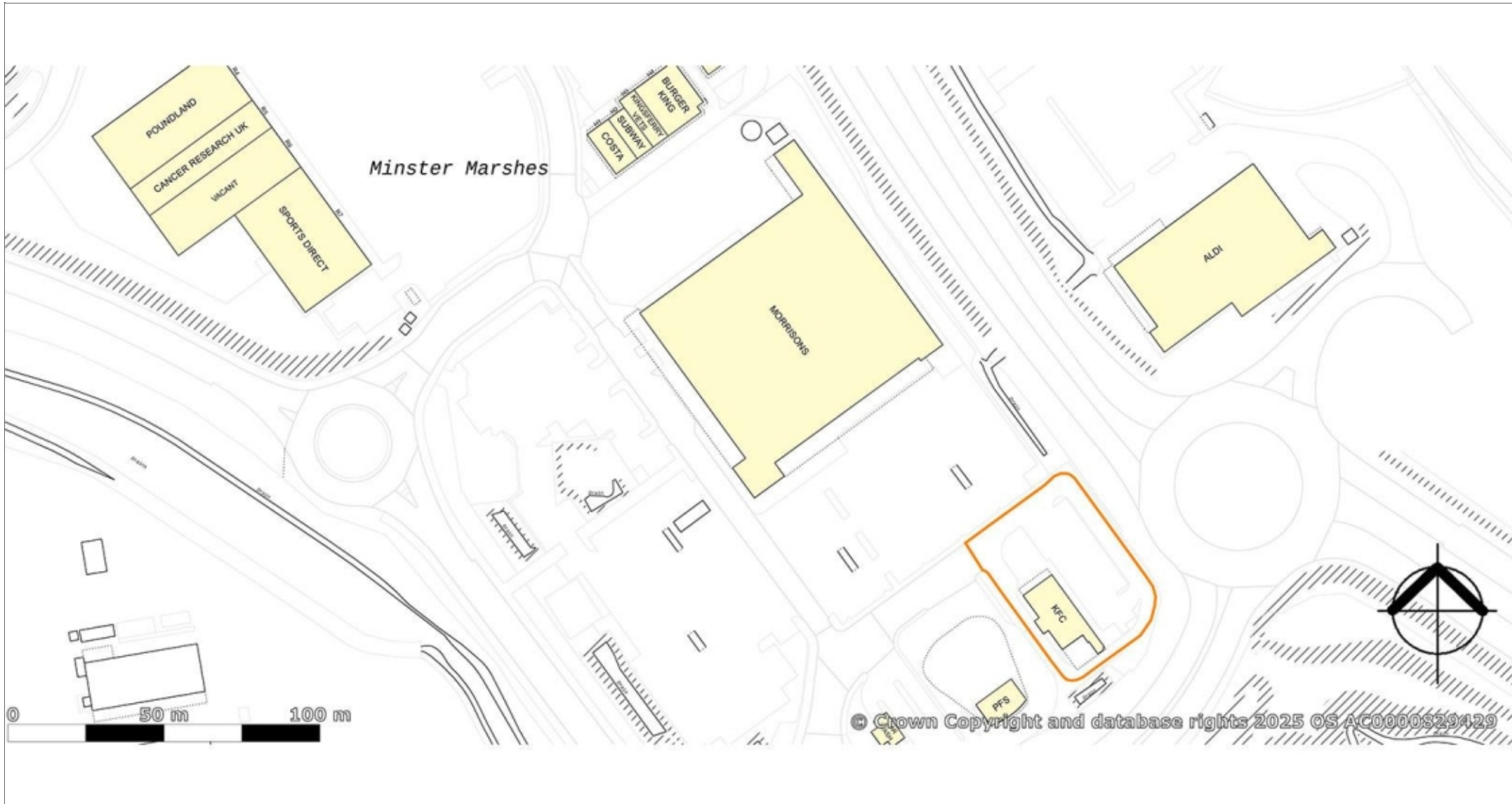
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## Contacts

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2024