

lot 13

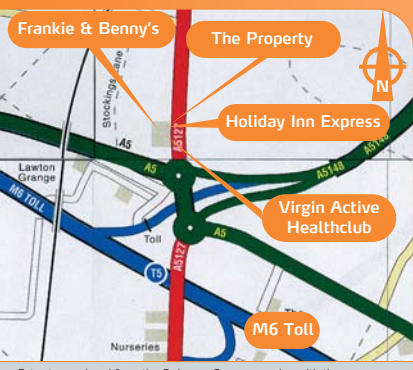
# McDonald's Restaurant, Lichfield South, Birmingham Road Lichfield, Staffordshire WS14 0QP

Rent  
**£71,000**  
per annum  
exclusive

## Modern Drive-Thru Restaurant Freehold Investment

- Modern purpose built drive-thru restaurant
- Let to McDonald's on a 25 year lease until 2027
- Rent review due in 2012. Notice served proposing a rent of £85,000 per annum
- Excellent communications via the A5, A38 and the M6 Toll Road

- Nearby occupiers include a 102-bed Holiday Inn Express, Frankie & Benny's and Virgin Active Health Club, and three headquarter office buildings totalling 53,000 sq ft let to Skipton Building Society, NextiraOne and Parker Hannifin
- 6 Week Completion Available



### Location

**Miles:** 2 miles south of Lichfield,  
8 miles north-east of Tamworth,  
13 miles north of Birmingham  
**Roads:** A5, A38, M6 Toll Road  
**Rail:** Lichfield City Railway Station  
**Air:** Birmingham International Airport

### Situation

The property is situated on Lichfield South Business Park, comprising 23 acres, which lies approximately 2 miles south of Lichfield city centre on the main road to Birmingham. Lichfield South Business Park is well located for the A5 and Junction T5 of the M6 Toll Road. Adjacent occupiers include Holiday Inn Express, Virgin Active Health Club, Frankie & Benny's, Skipton Building Society, NextiraOne and Parker Hannifin. The remaining 11 acres has been recommended to be allocated for B1 Office development.

### Description

The property comprises a modern purpose built, single storey drive-thru restaurant. Access is via the main road serving the wider business park. In addition, the property comprises a car park for some 37 cars. The property trades on a 24 hour a day, 7 days a week operation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant and Ancillary	281.02 sq m (3,025 sq ft)	<b>MCDONALD'S RESTAURANTS LIMITED (1)</b>	25 years from 24/06/2002 until 2027	£71,000	24/06/2012 and 5 yearly
<b>Totals</b>		<b>281.02 sq m (3,025 sq ft)</b>			<b>£71,000</b>	

(1) For the year ending 31st December 2010 McDonald's Restaurant's Ltd reported a turnover of £1,184,462,000, a pre-tax profit of £157,211,000 and a net worth of £355,953,000. (Source: www.riskdisk.com 16/01/2012)  
(2) As to the imminent rent review, notice has been served proposing a new rent of £85,000 per annum.

### For further details please contact:

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