

lot 6

Rent
£82,500
per annum
exclusive

McDonald's Drive Through, Gallows Corner Retail Park Southend Arterial Road (A127), Romford, Greater London RM3 0AP

Freehold Drive-Thru Restaurant
Investment

- Let to McDonald's Restaurants Limited until 2025 (no breaks)
- Busy retail park location
- Prominent corner position on Arterial Road (A127) at its junction with Bryant Avenue
- Nearby occupiers include Tesco, Harveys, DFS, Halfords, Argos, Toyota and Honda
- On-site car parking for approximately 25 cars
- Six Week Completion

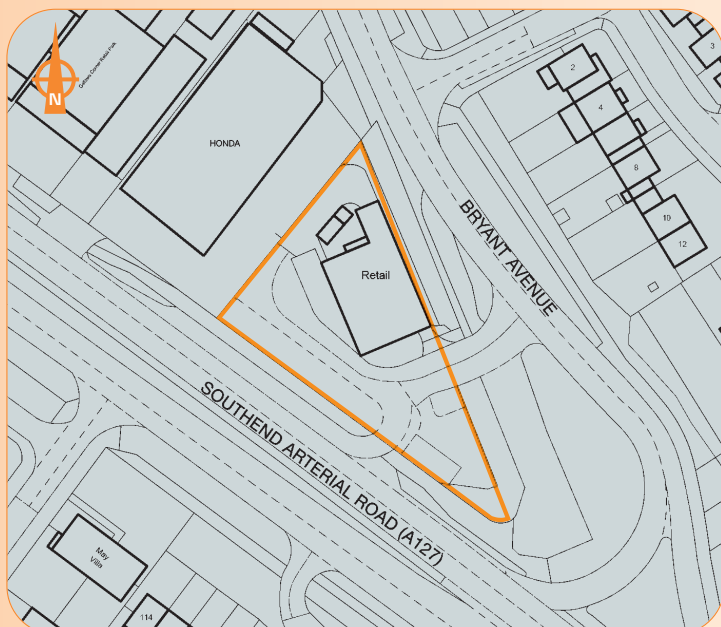


On behalf of
Kevin Mersh and
Matthew Nagle acting
as Joint LPA Receivers



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Location

Miles: 17 miles north-east of the City of London
2 miles north-east of Romford
4.5 miles south-west of Brentwood
Roads: Arterial Road (A127), A12, M25 (Junction 26)
Rail: Gidea Park Rail Station (approximately 30 minutes to London Liverpool Street)
Air: London City Airport, London Stansted, London Southend, London Gatwick

Situation

The property is located on the busy Gallows Corner Retail Park fronting the A127 Southend Arterial Road and Bryant Avenue. The busy Gallows Corner Roundabout is some 300 metres west and is the major A12 and A127 junction. Neighbouring occupiers include a 24-hour Tesco Extra, Harveys, DFS, Halfords, Argos, B&Q, Toyota, BMW and Honda.

Description

The property comprises a modern purpose built drive-thru restaurant with substantial car parking and benefits from access from both the A127 and Bryant Avenue. McDonald's operate a 24-hour service from the property.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale as agents and without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/ Ancillary	217.76 sq m (2,344 sq ft)	MCDONALD'S RESTAURANTS LIMITED (1)	25 years from 29/09/2000 until 2025 on a full repairing and insuring lease	£82,500	29/09/2015 and 2020
Totals		217.76 sq m (2,344 sq ft)			£82,500	

(1) For the year ending 3rd December 2011, McDonald's Restaurants Limited reported a turnover of £1,248,549,000, pre-tax profits of £176,563,000 and a total net worth of £461,298,000. (Source: www.riskdisk.com 16/09/2013)

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