

lot 42

Units 1 & 2 Wolverhampton Road Oldbury, West Midlands B68 0LH

Rent
£99,140
per annum
exclusive

Modern Freehold Restaurant Investment

- Tenants include McDonald's Property Company Limited (t/a McDonald's) and The Restaurant Group (UK) Limited (t/a Chiquito)
- Prominent Position on A4123 at junction with A456

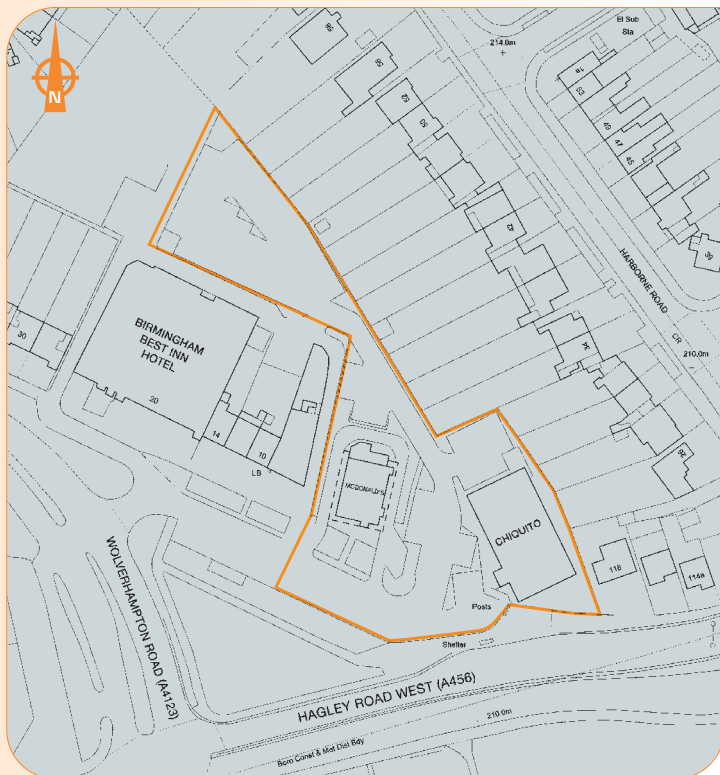
- Approximate site area of 0.754 hectares (1.86 acres)
- Large on-site car park
- Six Week Completion



On the Instructions of
Joint LPA Receivers

ZC ZOLFO COOPER





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Location

Miles: 4 miles west of Birmingham City Centre
Roads: A4123, A456, M5 (Junction 3)
Rail: Birmingham New Street Station
Air: Birmingham International Airport

Situation

The property is situated in a prominent position on the eastern side of Wolverhampton Road (A4123) at its junction with Hagley Road West (A456), one of the main arterial routes into Birmingham. Nearby occupiers include Birmingham Best Inn Hotel, Chamberlains Fish & Chips, The Amber Tavern and a number of independent retailers.

Description

The property comprises two buildings on a site of approximately 0.754 hectares (1.86 acres). Unit 1 comprises a purpose built restaurant with kitchen and ancillary to the rear and Unit 2 comprises a purpose built modern restaurant and drive thru unit. Both properties benefit from rights to park which are shared with adjoining properties.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of CP Holder, KJ Coates and AC O'Keefe as 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 without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
1	Ground	Restaurant	518.77 sq m	(5,584 sq ft)	THE RESTAURANT GROUP (UK) LIMITED (2) (t/a Chicuito) guaranteed by City Centre Restaurants plc	25 years from 03/06/1996 until 02/06/2021	£99,140	03/06/2016
2	Ground	Restaurant	217.80 sq m (3)	(2,486 sq ft) (3)	MCDONALDS PROPERTY COMPANY LIMITED (t/a McDonalds) (1)	99 years from 25/12/1995	Peppercorn	(24/12/2094)
Totals			736.57 sq m	(8,070 sq ft)			£99,140	

(1) McDonald's is the world's largest restaurant chain with more than 34,000 restaurants worldwide and employing 1.8 million people.

(Source: www.mcdonalds.co.uk 16/09/2013)

(2) For the year ending 1st January 2012, The Restaurant Group (UK) Limited reported a turnover of £376,438,000, pre-tax profits of £48,796,000 and a total net worth of £61,193,000. (Source: www.riskdisk.com 16/09/2013)

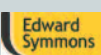
(3) The floor areas stated for unit 2 have been provided by the VOA (www.voa.gov.uk)

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