

lot 21

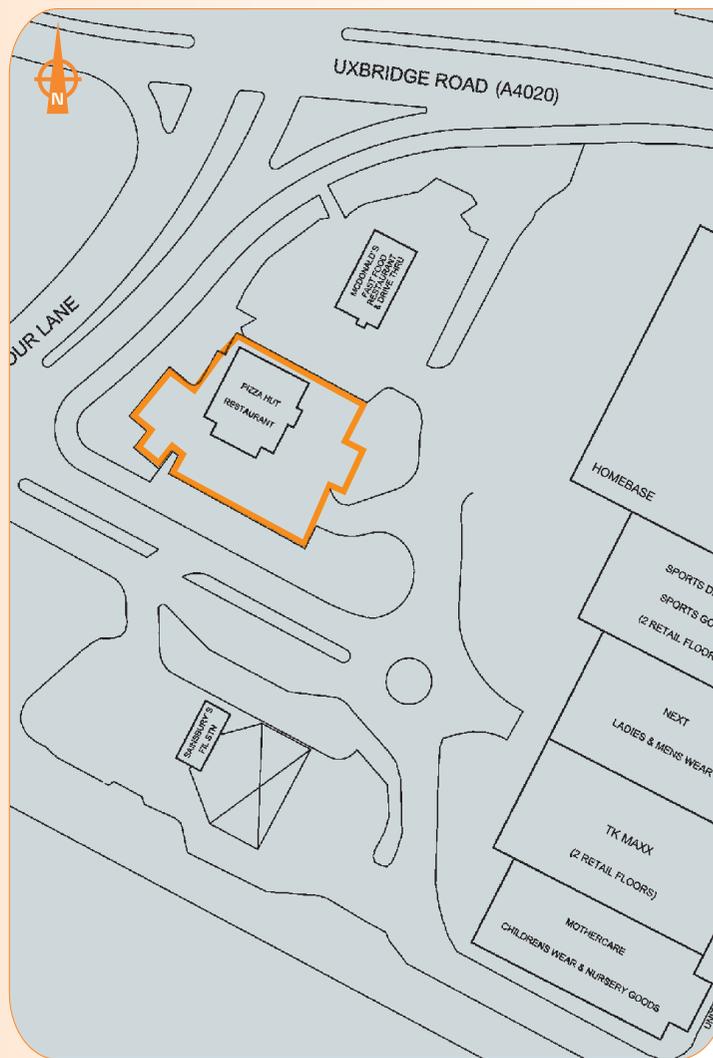
Pizza Hut, Lombardy Retail Park, Coldharbour Lane Hayes, Greater London UB3 3EX

Rent
£91,000
per annum
exclusive

Modern Restaurant Investment

- Let to Pizza Hut (UK) Limited until 2024
- Prominent position on modern Retail Park
- Neighbouring occupiers include McDonald's, Next, Sports Direct.com, Homebase and Sainsbury's
- Six Week Completion





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Location

Miles: 12 miles west of Central London
Roads: A312, A4020, M25
Rail: Hayes & Hillingdon, Southall Railway Station
Air: London Heathrow Airport

Situation

The property is prominently situated at the entrance to the busy Lombardy Retail Park, which is situated at the junction of Parkway (A312) and Uxbridge Road (A4020).

Description

The property comprises a modern purpose built restaurant unit benefiting from a site area of approximately 0.14 hectares (0.35 acres) which accommodates some 28 car parking spaces.

Tenure

Leasehold. Held for a term of 125 years from 25th March 1993 until 21st August 2118 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.	Reviews
Ground	Restaurant	312 sq m (3,357 sq ft)	PIZZA HUT (UK) LIMITED (1)	30 years from 24th June 1994 until 2024 on a full repairing and insuring lease	£91,000	2014 and 2019
Totals		312 sq m (3,357 sq ft)			£91,000	

(1) For the year ending 2nd December 2012, Pizza Hut (UK) Limited reported a turnover of £268,692,000, pre-tax profits of £1,329,000 and a net worth of £54,786,000. (Source: www.riskdisk.com 08/11/2013)

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