

lot 11

4-5 Market Chambers, Church Street Enfield, Greater London EN2 6AA

Rent
£137,500
per annum
exclusive

Freehold Retail Investment

- Entirely let to McDonald's Restaurants Limited until 2025
- Opposite the major Palace Gardens Shopping Centre
- Neighbouring occupiers include Maplin, Vision Express, Starbucks and JD Sports

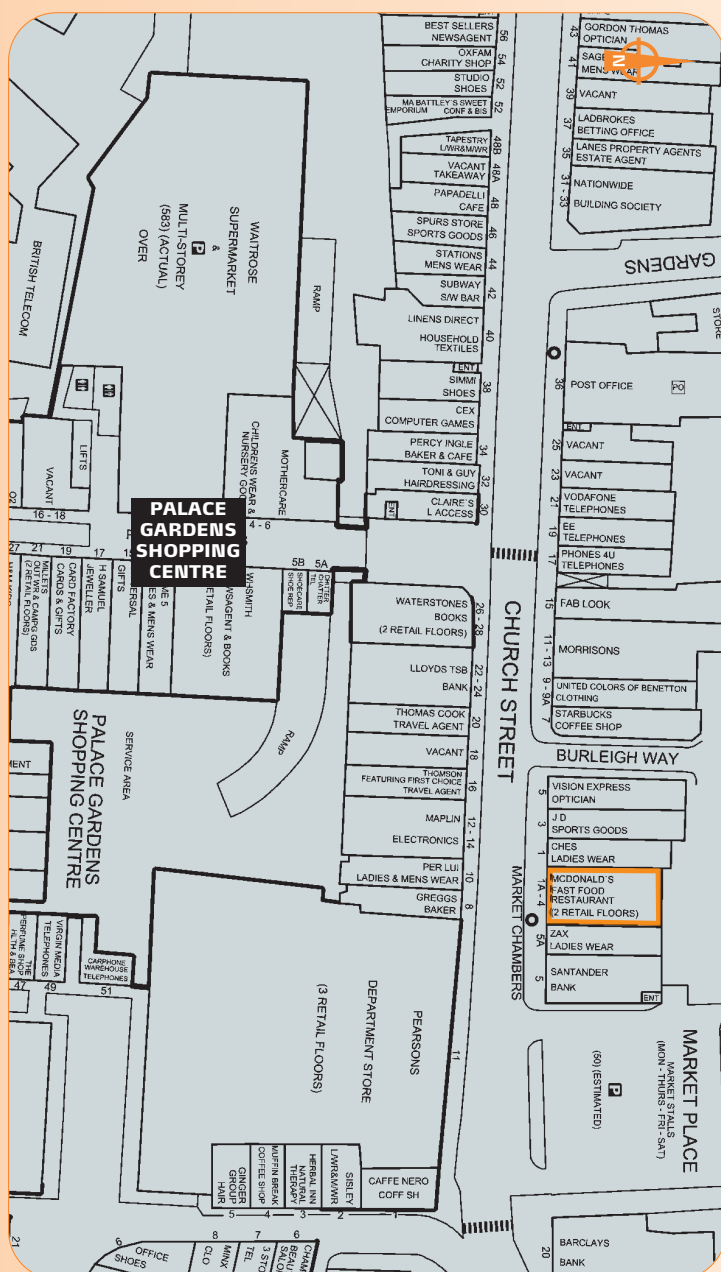


On behalf of Julian
Clarke and Matthew
Nagle Acting as Joint
LPA Receivers



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Location

Miles: 11 Miles north of the City of London
Roads: A10, A10, A406 (North Circular Road), M25
Rail: Enfield Town
Air: London Stansted, London City, London Heathrow, London Luton

Situation

The property is situated in prime position on the north side of the busy Church Street at the junction of Burleigh Way some 50 metres from the main entrance to the major Palace Gardens Shopping Centre.

Description

The property comprises restaurant accommodation on the ground floor, dining accommodation and ancillary accommodation on the first floor and further ancillary accommodation on the second floor. The property benefits from rear access.

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 without personal liability.

Other Units in this parade are being offered as Lots 7, 18, 23, 39 & 43.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant	190.40 sq m (2,049 sq ft)	McDONALD'S REAL ESTATE LLP (1)	25 years from 25/03/2000 until 2025 on a full repairing and insuring lease	£137,500	2015
First (part)	Restaurant	164.70 sq m (1,766 sq ft)				
Second	Ancillary	116.10 sq m (1,249 sq ft)				
Totals		471.20 sq m (5,064 sq ft)			£137,500	

(1) For the year ending 31st December 2012, McDonald's Real Estate LLP reported a turnover of £85,329,000, pre-tax profits of £37,377,000 and a total net worth of £215,258,000. (Source: www.riskdisk.com 7th November 2013)

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