

lot 15

Rent
£137,000
per annum
exclusive

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

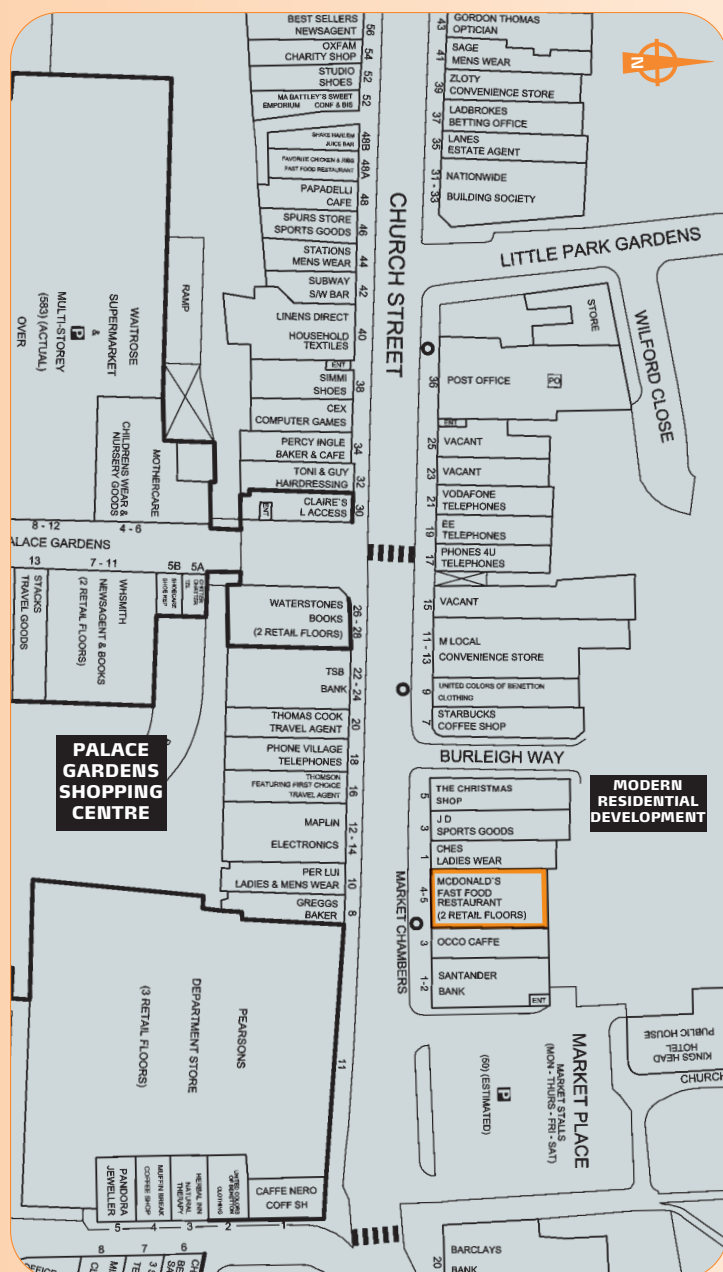
Freehold Retail Investment

- Entirely let to McDonald's Real Estate LLP until 2025 (no breaks)
- Substantial property totalling approximately 471.20 sq m (5,064 sq ft) in popular North London location

- Opposite the major Palace Gardens Shopping Centre
- Neighbouring occupiers include Maplin, Starbucks, Santander, Morrisons, Waitrose, Foxtons and Caffè Nero

On the instructions
of a Major Fund





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Photograph taken November 2013



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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 Railway Station
Air: London Stansted, London City, London Heathrow, London Luton

Situation

The property is situated in a 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. Neighbouring occupiers include Maplin, Starbucks, Santander, Morrisons, Waitrose, Foxtons and Caffè Nero.

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.

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	£137,000	25/03/2015 and 5 yearly
First	Restaurant/Ancillary	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)			£137,000	

(1) For the year ending 31st December 2013, McDonald's Real Estate LLP reported a turnover of £87,333,000, pre-tax profits of £37,871,000 and a total net worth of £253,129,000. (Source: www.riskdisk.com 11/11/2014)

For further details please contact:

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Buyer's Legal Title Report

by **Dentons UKMEA LLP**
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

DENTONS

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