

2-3 High Street Rugby, Warwickshire CV21 3BG

lot 9

Freehold Restaurant Investment

- Entirely let on new 20 year lease to Millcliffe Limited (t/a Burger King) with guarantee until November 2034
- Pedestrianised High Street location
- Adjacent to Marks & Spencer and Costa Coffee
- Within close proximity to the Swan Shopping Centre

Rent
£65,000
per annum
exclusive
plus turnover
rent (if
applicable) –
see below



Location

Miles: 12 miles east of Coventry
23 miles north-west of Northampton
35 miles south-east of Birmingham

Roads: M1, M6

Rail: Rugby Rail Station

Air: Coventry Airport, Birmingham International Airport

Situation

The property is prominently situated on the eastern side of the pedestrianised High Street adjacent to Marks & Spencer and Costa Coffee and within close proximity to the Swan Shopping Centre which houses occupiers such as Tesco, Boots, New Look, Next and TK Maxx. Other nearby occupiers include McDonald's, Topshop, Monsoon and Santander.

Description

The property comprises a fast food restaurant providing retail and ancillary accommodation over ground and first floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	167.80 sq m (1,806 sq ft)	MILLCLIFFE LIMITED (t/a Burger King) GUARANTEED BY CPL FOODS LIMITED	20 years from 17/11/2014 until 16/11/2034 on a full repairing and insuring lease	£65,000 (plus turnover rent of 12% of sales over £650,000)	17/11/2019 and five yearly
First	Retail/Ancillary	139.80 sq m (1,505 sq ft)				
Totals		307.60 sq m (3,311 sq ft)			£65,000	

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Title Report

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

Associate Auctioneers:

Rapleys
51 Great Marlborough Street,
London W1F 7JT.
Tel: +44 (0)20 7255 8099.
Email: jdd@rapleys.co.uk
Ref: Jonny Doulton.



Seller's Solicitors:

Shoosmiths
Waterfront House, Waterfront Plaza,
35 Station Street, Nottingham NG2 3DQ.
Tel: +44 (0)3700 865 000 /
(0)115 906 5000.
Email: helen.parrott@shoosmiths.co.uk
Ref: Helen Parrott.

