

lot 65

**KFC, 1 Watts Clift Way  
St Helens, Merseyside WA9 1JL**

Rent  
£60,500 per  
annum  
exclusive

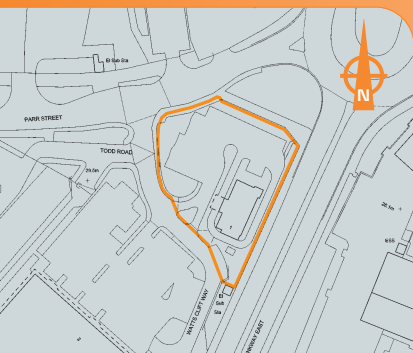
Freehold Fast Food Drive Thru  
Investment

- Entirely let to Kentucky Fried Chicken (Great Britain) Limited t/a KFC until March 2025
- Open A1 (including Food) Consent

- Located just off St Helens Linkway (A58) adjacent to Matalan
- Nearby occupiers include Dunelm, Halfords, TK Maxx, Aldi and Maplin



On behalf of  
Receivers



**Location**

Miles: 12 miles east of Liverpool  
25 miles west of Manchester  
Roads: A580, A570, M6, M62, M57  
Rail: St Helens Central  
Air: Liverpool John Lennon Airport

**Situation**

St Helens is located some 22 miles east of Liverpool and 30 miles west of Manchester. The property is strategically located next to Matalan on the southern perimeter of the town fronting the St Helens Linkway (A58), which connects with Leeds to the north-east. St Helens Central Rail is a short walk from the property and St Helens Retail Park is located the other side of the A58, housing retailers including Dreams, Dunelm, Halfords, TK Maxx, Aldi and Maplin.

**Description**

The property comprises a standalone fast food drive thru restaurant over ground and first floors providing customer seating, WCs, kitchen and first floor staff areas. The property benefits from on-site parking for approximately 35 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot. Please refer to special conditions.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Joint Fixed Charge 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 Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge 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**

Floor	Use	Floor Area (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	234.20 sq m	(2,521 sq ft)	<b>KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LIMITED (1) T/A KFC (2)</b>	25 years from 25/03/2000 until 24/03/2025	£60,500	25/03/2015 (3) and 25/03/2020
First	Ancillary	20.70 sq m	(223 sq ft)				
<b>Total</b>		<b>254.90 sq m</b>	<b>(2,744 sq ft)</b>			<b>£60,500</b>	

- (1) For the year ending 30th November 2014, Kentucky Fried Chicken (Great Britain) Limited reported a turnover of £478,123,000, pre-tax profits of £47,323,000 and a total net worth of £162,889,000 (Source: Experian Group 18/04/2016).
- (2) KFC employs over 24,000 people and trades from over 850 restaurants throughout the UK & Ireland with plans to open another 35 restaurants. (Source: www.kfccareers.co.uk 18/04/2016)
- (3) The 2015 rent review is outstanding.

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**Buyer's Legal Report Service:**

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