

## 25 Market Square Northampton, Northamptonshire NN1 2DF

lot 98

### Freehold Retail/Restaurant Investment

- Let to Burger King Limited
- Excellent trading location in pedestrianised Market Square
- Adjacent to Marks & Spencer, WH Smith, Next, Superdry, Superdrug and Boots the Chemist
- VAT-free Investment

Rent  
£76,000  
per annum  
exclusive



### Location

Miles: 17 miles north-west of Milton Keynes  
66 miles north-west of Central London  
Roads: A43, A45, A428, A508, M1 (Junction 15A)  
Rail: Northampton Railway Station  
Air: London Luton Airport

### Situation

The property is located in an excellent trading location on the eastern side of Market Square, almost adjacent to the entrance of Market Walk Shopping Centre, in the heart of the town centre. The Grosvenor Shopping Centre is a short walk away housing occupiers including Primark, Sainsbury's, Topman, WH Smith, Next, Superdry, Superdrug, Boots the Chemist, Costa and McDonald's. Other nearby occupiers include Marks & Spencer, Tesco Metro, H&M, Nando's, Prezzo, ASK Italian and JD Wetherspoon.

### Description

The property comprises a ground floor restaurant with ancillary accommodation at basement and first floors.

### Tenure

Freehold

### VAT

VAT is not applicable to this lot

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Restaurant/ Ancillary	274.05 sq m (2,950 sq ft)	<b>BURGER KING LIMITED (1)</b>	35 years from 29/09/1985 on a full repairing and insuring lease	£76,000	(28/09/2020)
Basement	Ancillary	52.02 sq m (560 sq ft)				
First	Ancillary	56.20 sq m (605 sq ft)				
<b>Totals</b>		<b>382.27 sq m (4,115 sq ft)</b>			<b>£76,000</b>	

(1) Founded in 1954, Burger King is the second largest hamburger chain in the world. In 2010, 3G Capital, a global multi-million dollar investment firm focused on long term value creation, purchased the stocks of Burger King Corporation for \$4 billion, making it a privately held company (Sources: www.burgerking.co.uk and www.3g-capital.com 07/09/2016). The property is sublet to a Burger King franchisee.

### For further details please contact:

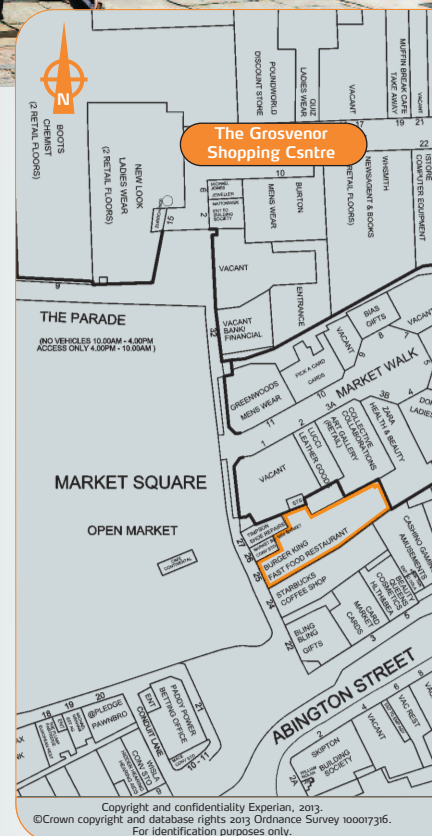
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

### Seller's Solicitors:

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