

## Nando's, 300/302 Station Road Harrow, Middlesex HA1 2DX

lot 8

### Freehold Restaurant Investment

- Entirely let to Nando's on two individual leases until 2028 and 2079
- Prime position in town centre location
- Busy trading pitch fronting Station Road
- Nearby occupiers include Debenhams, Superdrug, Burger King and Lloyds TSB

Rent  
**£70,530**  
per annum  
exclusive

On instructions from  
F & C Reit Asset  
Management



### Location

Miles: 8 miles south-east of Watford  
15 miles north-east of Slough  
16 miles north-west of Central London  
Roads: A40 (Western Avenue), M1, M40, M25  
Rail: Harrow-on-the-Hill Mainline Railway Station and  
Underground (Metropolitan Line)  
Air: Heathrow Airport

### Situation

The property is prominently situated on the eastern side of Station Road, near to its junction with the pedestrianised retail thoroughfare, St Ann's Road. Nearby occupiers include Debenhams, Superdrug, Burton Menswear and Lloyds TSB.

### Description

The property comprises a GROUND AND FIRST FLOOR RESTAURANT UNIT with OFFICE AND STORAGE ACCOMMODATION on the second floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

NB. Please note, road improvement works are currently underway on Station Road and are due for completion in October 2010.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	162.28 sq m (1,747 sq ft)	<b>NANDO'S CHICKENLAND LIMITED (1)</b>	25 years from 22/12/2003 until 21/12/2028	£70,500	22/12/2013 and 5 yearly thereafter
Second	Office/Storage	38.08 sq m (410 sq ft)				
First	Restaurant	99.78 sq m (1,074 sq ft)	<b>NANDO'S CHICKENLAND LIMITED (1)</b>	99 years from 10/03/1980 until 09/03/2079	£30	(2)
<b>Totals</b>		<b>300.14 sq m (3,231 sq ft)</b>			<b>£70,530</b>	

(1) For the year ending 22nd February 2009, Nando's Chickenland Limited reported a turnover of £230,857,000, pre-tax profits of £7,818,000 and a total net worth of £25,303,000. (Source: www.riskdisk.com 07/06/2010)

(2) Please note, under the terms of the lease the rent is £30 p.a.x. during the first 33 years of the term, increasing to £50 p.a.x. during the next 33 years of the term and then increasing to £70 p.a.x. thereafter.

### For further details please contact:

#### Jo Cordrey

Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: jo.cordrey@acuitus.co.uk

#### Charlie Powter

Tel: +44 (0)20 7034 4853 Fax: +44 (0)20 7034 4869.  
Email: charlie.powter@acuitus.co.uk

www.acuitus.co.uk

### Solicitors:

#### Maclay Murray & Spens LLP

One London Wall, London EC2Y 5AB.  
Tel: +44 (0)20 7634 8746.  
Email: nicholas.mole@mms.co.uk  
Ref: Nicholas Mole.

