

# KFC, The Killingworth Centre, Killingworth, Newcastle upon Tyne NE12 6HA

Modern Drive-Thru Restaurant Investment

**Lot 14**

£46,800 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/ Drive Thru	179.48 sq m	(1,932 sq ft)	KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LIMITED t/a KFC (1)	20 years from 16/04/2010 until 15/04/2030	£46,800	16/04/2015 16/04/2020 16/04/2025
<b>Total</b>		<b>179.48 sq m</b>	<b>(1,932 sq ft)</b>			<b>£46,800</b>	

(1) For the year ending 29th November 2015, Kentucky Fried Chicken (Great Britain) Limited reported a turnover of £465,334,000, pre-tax profits of £55,946,000 and a total net worth of £99,149,000 (Source: Experian Group 21/02/2017). KFC employs over 24,000 people and trades from over 870 restaurants throughout the UK and Ireland (Source: www.kfccareers.co.uk 21/02/2017).  
(2) The tenant has sublet the property to Alderforce North Limited, a franchisee of KFC.

## Key Details

- Let to Kentucky Fried Chicken (Great Britain) Limited t/a KFC until 2030 (no breaks)
- Forms part of the Killingworth Shopping Centre
- 2015 Rent Review outstanding
- Nearby occupiers include Morrisons, Matalan, McDonald's and Wilko

## On Behalf of a PLC

### Location

**Miles:** 5.5 miles north-east of Newcastle City Centre  
7 miles east of Newcastle International Airport  
**Roads:** A19, A1058, A194  
**Rail:** Palmersville Metro  
**Air:** Newcastle International Airport

### Situation

Killingworth is a popular commuter town some 5 miles from Newcastle City Centre. The Killingworth Shopping Centre is the principal retailing pitch, strategically located in the centre of town close to the A1056 and the A189. The centre comprises 28 retail units with 1,200 car parking spaces on site. The scheme is anchored by Morrisons and houses occupiers including Matalan, Thomas Cook, Poundworld and Wilkinsons. The property occupies a prominent corner position at the entrance to the site off E Bailey Road, adjacent to McDonald's.

### Description

The property comprises a modern purpose built, single storey drive-thru restaurant. The property benefits from on-site parking for 2 cars as well as shared rights to use the Killingworth Centre car park.

### Tenure

Virtual Freehold. Held for a term of 999 years less three days from 28/01/2015 at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion

Please note McDonald's, The Killingworth Centre is being offered as Lot 4 in this catalogue.



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