

# Lot 5

£70,000 per annum  
exclusive

## KFC, Rossall Way Salford, Manchester M6 5DS Freehold Drive Through Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Drive through restaurant	247.03 sq m (2,659 sq ft)	KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LIMITED t/a KFC (1)	20 years from 21/10/2013 until 2033 on a full repairing and insuring lease	£70,000	21/10/2018 21/10/2023 21/10/2028
<b>Totals</b>		<b>247.03 sq m (2,659 sq ft)</b>			<b>£70,000</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 26/04/2017). KFC employs over 24,000 people and trades from over 850 restaurants throughout the UK and Ireland (Source: www.kfccareers.co.uk 24/04/2017).

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### Key Details

- Let to Kentucky Fried Chicken (Great Britain) Limited t/a KFC until 2033 (no breaks)
- Adjacent to the Salford Shopping Centre with over 80 units including Boots the Chemist, Specsavers, Holland & Barrett and Lloyds Bank
- Approximately 247.03 sq m (2,659 sq ft) with 23 car parking spaces
- Approximate site area of 0.17 hectares (0.42 acres)

### Location

**Miles:** 2 miles north-west of Manchester City Centre  
**Roads:** M602, A6, A57(M)  
**Rail:** Salford Crescent Railway Station  
**Air:** Manchester International Airport

### Situation

Salford is a district of Manchester some 2 miles north-west of Manchester City Centre. The property is located immediately adjacent to The Salford Shopping Centre which is the principal retailing location within Salford. The shopping centre comprises over 80 retail units with occupiers including Boots the Chemist, Specsavers, Holland & Barrett and Lloyds Bank. Rossall Way car park is within close proximity providing car parking for 250 cars.

### Description

The property comprises a modern purpose built single storey drive through restaurant benefitting from on-site parking for 23 cars. The property also benefits from an approximate site area of 0.17 hectares (0.42 acres).

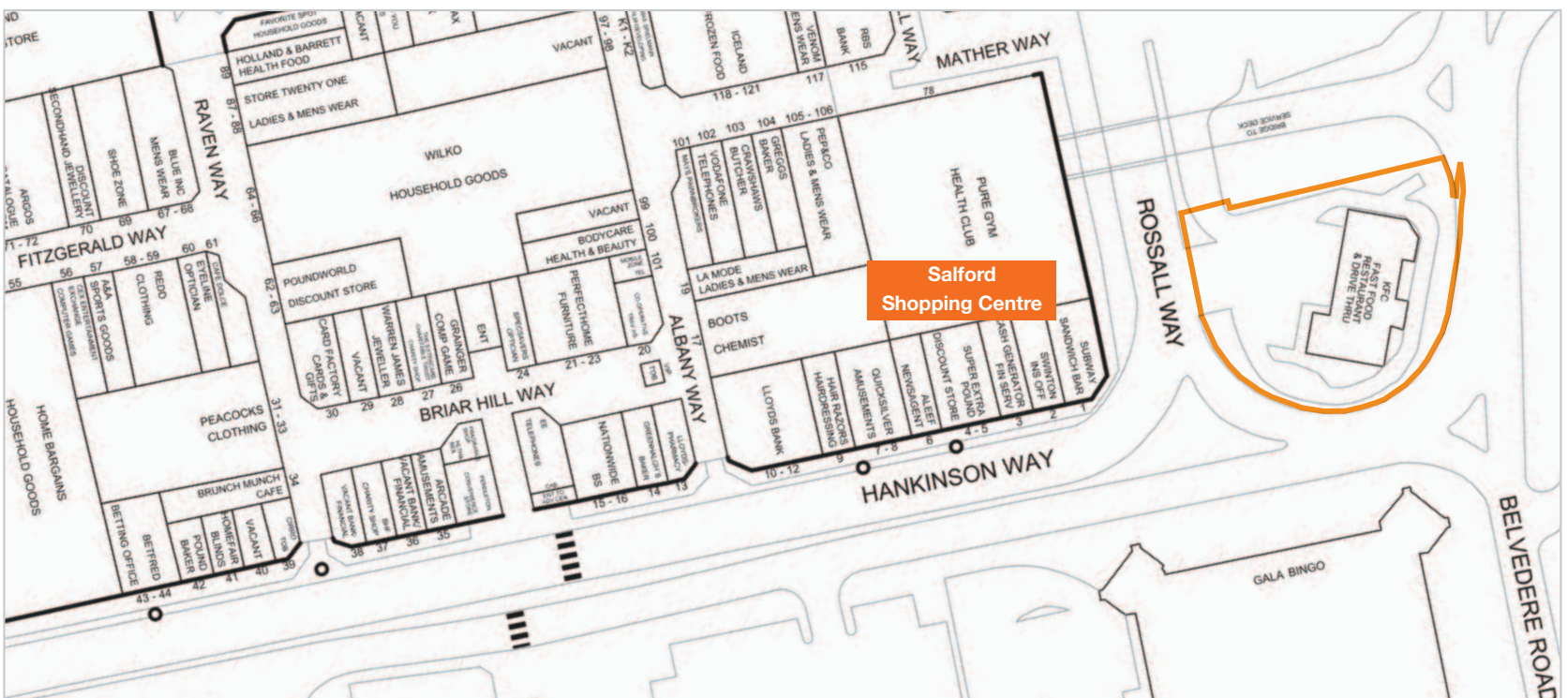
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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