

Frankie & Benny's, Lichfield South, Birmingham Road,
Lichfield, Staffordshire WS14 0QP

Freehold Purpose Built Restaurant

Lot 9

£56,848 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	331 sq m	(3,565 sq ft)	THE RESTAURANT GROUP (UK) LIMITED t/a Frankie & Benny's (2) (3)	25 years from 10/10/2008 until 09/10/2033 on a full repairing and insuring lease (1)	£56,848	10/10/2018 and 5 yearly
Total		331 sq m	(3,565 sq ft)			£56,848	

- (1) Tenant's break option 2018 not exercised.
(2) For the year ended 1st January 2017, The Restaurant Group (UK) Limited reported a turnover of £524,136,000, pre-tax profits of £59,530,000 and a total net worth of £60,684,000 (Source: Experian Group 25/04/2018).
(3) Operate from over 500 restaurants and pubs nationwide (Source: www.trgplc.com).

Key Details

- Let to The Restaurant Group (UK) Ltd for 25 years from 2008 until 2033 (NO BREAKS)
- 2018 break not exercised (1)
- Rent Review October 2018
- Excellent access to road communications on established office and leisure park
- Nearby occupiers include David Lloyd Health Club, Costa Coffee, Holiday Inn Express, McDonald's and a number of National HQ office occupiers

Location

- Miles: 2 miles south of Lichfield
6 miles north of Sutton Coldfield
8 miles north-east of Tamworth
13 miles north of Birmingham
- Roads: A5, A38, M6 Toll Road
- Rail: Lichfield City and Lichfield Trent Valley Stations
- Air: Birmingham International Airport

Situation

The property is situated on the well established Lichfield South Business Park, comprising 23 acres, which lies approximately 2 miles south of Lichfield City Centre on the main road to Birmingham. Lichfield South Business Park is well located for the A5 and Junction T5 of the M6 Toll Road. Adjacent occupiers include Holiday Inn Express, David Lloyd Health Club, Costa Coffee and McDonald's, together with National HQ office occupiers, Voyage Care, Dimension Data and Ascom. The property benefits from the adjacent shared 142 car parking spaces. Please see www.lichfield-south.co.uk

Description

The property comprises a modern purpose built, single storey restaurant and bar with kitchen and WCs. The property includes 13 car parking spaces.

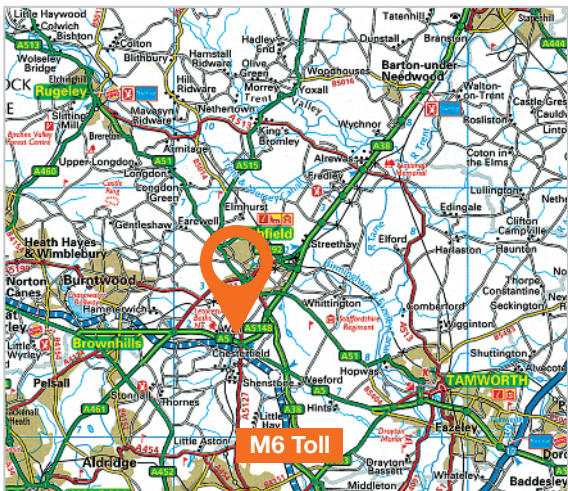
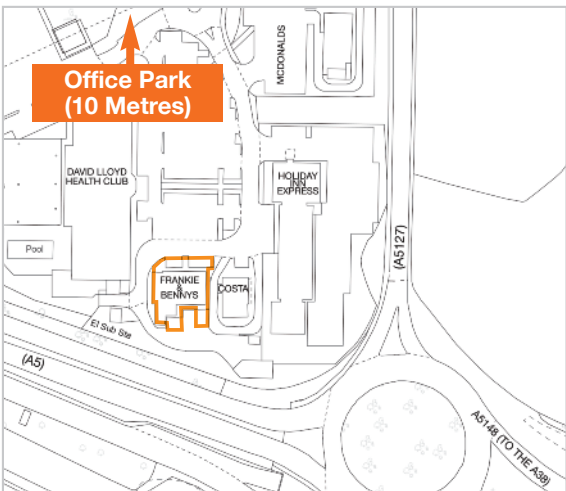
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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