

# Lot 6

£91,200 per annum exclusive

## KFC Drive-Thru, Unit 4 Penn Road Retail Park, Penn Road, Wolverhampton, West Midlands WV2 4NJ

Freehold Purpose Built Drive-Thru Investment



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/ Ancillary	360 sq m	(3,865 sq ft)	KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LTD (2) t/a KFC	15 years from 10/02/2015 until 09/02/2030 on a full repairing and insuring lease	£91,200	10/02/2020 10/02/2025
<b>Total</b>		<b>360 sq m (1) (3,865 sq ft) (1)</b>				<b>£91,200</b>	

(1) For rent review purposes, the lease states an assumed GIA of 3,200 sq ft (296 sq m).

(2) For the year ending 4th December 2016, Kentucky Fried Chicken (GB) Ltd reported a turnover of £479,870,000, pre-tax profits of £58,992,000 and a total net worth of £127,739,000. (Source: Experian Group 05/06/2018). Kentucky Fried Chicken (GB) Ltd is part of Yum! Brands, Inc. based in Louisville, Kentucky, and has nearly 44,000 restaurants in more than 135 countries. KFC (GB) has expanded its UK and Ireland restaurant network to its current level of over 850 locations (Source: www.kfc.co.uk 05/06/2018).

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### Key Details

- Let to Kentucky Fried Chicken (GB) Ltd t/a KFC until 2030 (no breaks)
- Prominent corner position fronting the A449 forming part of Penn Retail Park
- Nearby occupiers include Waitrose, Shell petrol station and Screwfix
- Car parking for approximately 37 cars and an approximate site area of 0.72 acres (0.29 hectares)

On behalf of **Waitrose**

### Location

**Miles:** 17 miles north-west of Birmingham  
33 miles south-east of Shrewsbury  
33 miles south of Stoke-on Trent

**Roads:** A459, M5 (Junction 2)

**Rail:** Wolverhampton  
(1 hour 49 minutes direct to London Euston)

**Air:** Birmingham International Airport

### Situation

The property is located in Wolverhampton, a large city and metropolitan borough in the West Midlands approximately 17 miles (27 km) north-west of Birmingham. The property is situated in an extremely prominent position on Penn Road (A449), a busy arterial dual carriageway providing access to the city centre to the north. The property is accessed off Marston Road, which is shared with the adjacent Waitrose and a Shell petrol filling station. The development site to the north has been granted planning permission for a Jaguar Land Rover car dealership (planning ref: 16/01081/FUL granted 10 February 2017). Other occupiers in the surrounding area include McDonald's to the north, a 74 bedroom Mercure hotel to the west and Screwfix to the south.

### Description

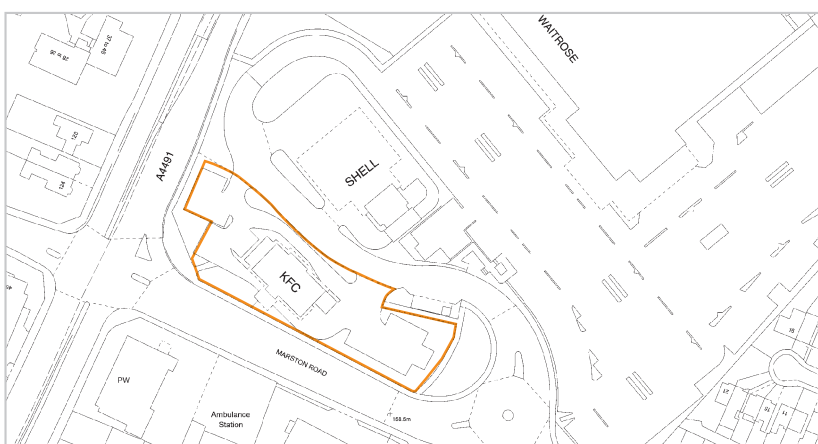
The property comprises a modern purpose built single storey drive-thru restaurant with parking for approximately 37 cars. The property benefits from an approximate site area of 0.72 acres (0.29 hectares) with a low site coverage of approximately 16.6%.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.



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