

Lot 4

£64,950 per annum
exclusive

McDonald's Drive Thru, Enterprise 5 Retail Park, Bradford, West Yorkshire BD10 8EG

Modern Drive-Thru Investment

Let to McDonald's
Restaurants Ltd until 2047 (No Breaks)



Tenancy and accommodation

Lot 4

£64,950 per annum
exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/ Ancillary	227.05 sq m	(2,440 sq ft)	MCDONALD'S RESTAURANTS LIMITED (1)	50 years from 22/12/1997 expiring in 21/12/2047 (2) on a full repairing and insuring lease	£64,950	22/12/2022 and five yearly
Total		227.05 sq m	(2,440 sq ft)			£64,950	

- (1) For the year ending 31st December 2017, McDonald's Restaurants Ltd reported a turnover of £1,593,489,000, pre-tax profits of £341,009,000 and a total net worth of £1,332,438,000 (Source: Experian Group 01/11/2018).
- (2) The current lease is for a term of 25 years expiring 21/12/2022, however a reversionary lease has been signed from 22/12/2022 for a further 25 years until 21/12/2047. McDonald's Limited will benefit from a 12 month rent free period from 01/12/2018. The seller has agreed to adjust the completion monies so that the unit will effectively produce £64,950 p.a.x. from completion of the sale.



Key Details

- Let to McDonald's Restaurants Ltd
- New Reversionary Lease signed with over 29 years term certain (no breaks)
- Forms part of Enterprise 5 Retail Park
- Nearby occupiers include Morrisons, Pets at Home, Poundstretcher and Peacocks

On Behalf of **Morrisons**

Location

Miles: 3 miles north of Bradford city centre
10 miles west of Leeds

Roads: A658, A6177, A650

Rail: Bradford Interchange

Air: Leeds Bradford Airport

Situation

The property is prominently situated 3 miles north of Bradford city centre on Bradford Road and forms part of the established Enterprise 5 Retail Park. The park contains a parade of 12 retail units adjoining a major Morrisons superstore, petrol filling station and a shared car park for 832 vehicles. Additional occupiers include Pets at Home, Poundstretcher, Peacocks, Specsavers, and Pure Gym.

Description

The property comprises a modern purpose built, single storey drive-thru with indoor and outdoor seating areas. The property benefits from the use of the shared estate customer parking during normal business hours.

Tenure

Long Leasehold. Held for a term of 125 years from completion at a peppercorn rent.

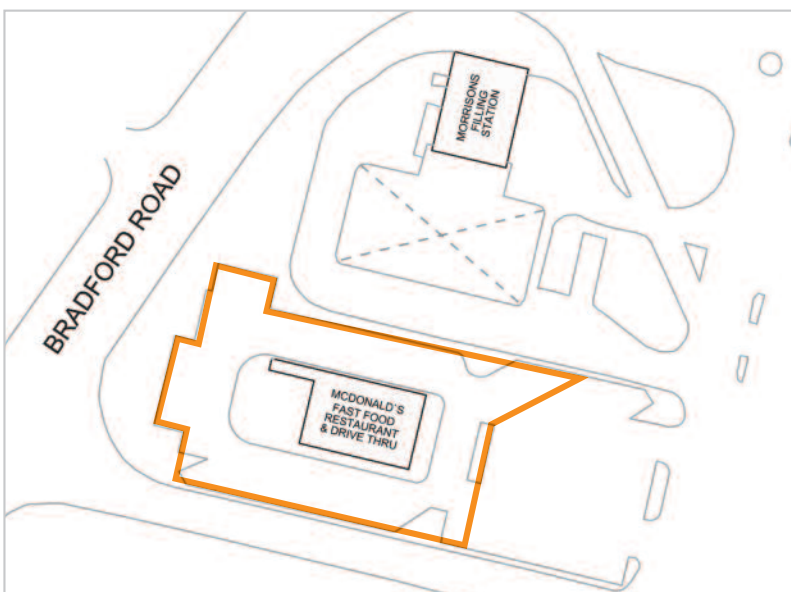
VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band B.
See legal pack at acuitus.co.uk.

Six Week Completion



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