

Lot 26

£82,650 per annum
exclusive

Burger King, Crossways Boulevard (A206), **Dartford, Kent DA2 6QY**

Modern Purpose-Built Drive-Thru Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant/ Drive-Thru	255.94 sq m	(2,755 sq ft)	BURGER KING LIMITED (1) sublet to KFG Quickserve Limited (2) t/a Burger King	25 years from 12/07/2001 until 11/07/2026 on a full repairing and insuring lease	£82,650	12/07/2021
Total		255.94 sq m	(2,755 sq ft)	£82,650			

(1) Burger King, founded in 1954, is the second largest fast food burger chain in the world, with over 15,750 outlets in 100 countries. More than 11 million customers worldwide visit Buger King restaurants every day. In the UK, Burger King has 700 outlets, almost exclusively operated under franchise agreements (www.burgerking.co.uk).

(2) KFG Quickserve is part of the Kout Food Group which operates restaurant franchises in the UK under agreements with Burger King, Costa Coffee, Subway, KFC and Maison Blanc (www.kfg.jobs).

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Key Details

- Let to Burger King Limited until July 2026 (no breaks)
- Located on Crossways Business Park, the largest on the M25 and 5 minutes from Bluewater Shopping Centre
- Prominently situated on the A206 just off the M25
- Well configured drive-thru restaurant totalling 2,755 sq ft with car parking
- Adjacent to Travelodge and Stone Crossing Railway Station

Location

Miles: 12 miles east of Central London
13 miles north-east of Bromley
20 miles north-west of Maidstone

Roads: A206, M25 (Junction 1A), A2

Rail: Stone Crossing, Greenhithe and Ebbsfleet International Railway Stations

Air: London City Airport

Situation

The property is strategically located just off junction 1A of the M25 on Crossways Business Park, 2 miles from Dartford town centre. Crossways Business Park comprises over 3 million sq ft and is the largest business park on the M25. The property is prominently situated on the south side of the A206, a busy arterial route to the M25, adjacent to a Travelodge hotel with Stone Crossing Railway Station located immediately to the rear. Other nearby occupiers include Asda Distribution, Laing O'Rourke, The Co-operative Group, City Sprint, DHL, Yodel, Dunelm Home Delivery, Toolstation, Screwfix and Howdens. The major and hugely popular Bluewater Shopping Centre is just a 5 minute drive to the south, with Ebbsfleet International Railway Station just 3 miles to the east. Ebbsfleet International provides the HS1 link to London St Pancras and the international Eurostar service.

Description

The property comprises a modern, purpose-built drive-thru restaurant which benefits from high prominence to the busy A206 and on-site car parking for 17 cars.

Tenure

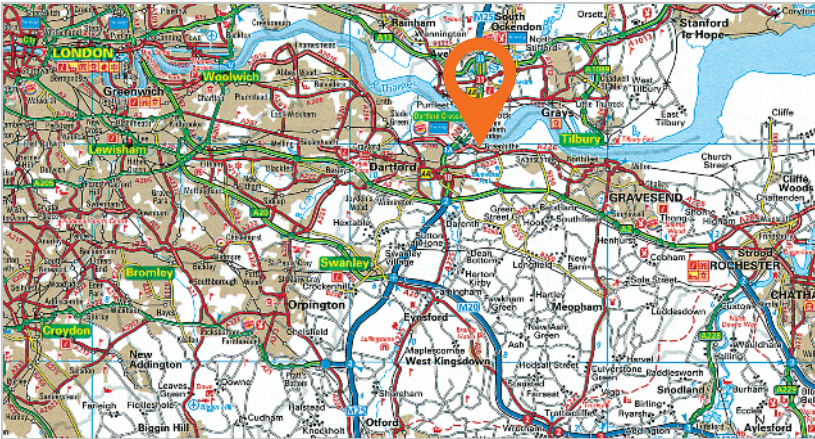
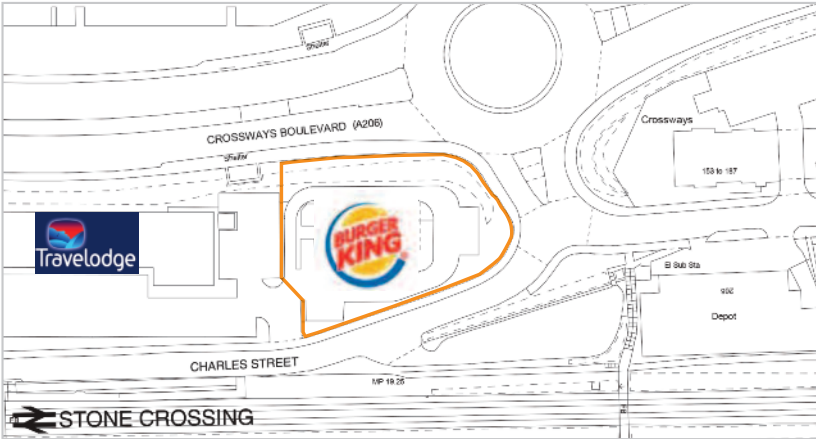
Long Leasehold - held for a term of 125 years expiring 15th December 2125 at an annual rent of a peppercorn (if demanded).

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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



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