

Lot 4

£66,300 per annum exclusive

Unit 1, Hernston Retail Park, Bridgend, Mid Glamorgan CF31 3ND Freehold Drive-Thru Investment



Tenancy and accommodation

Lot 4

£66,300 per annum
exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground/ First	Restaurant/Ancillary	238.20 sq m (2,564 sq ft)	KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LIMITED (1) t/a KFC	25 years from 24/06/1999 until 23/06/2024 on a full repairing and insuring lease	£66,300	24/06/2019
Total		238.20 sq m (2,564 sq ft)			£66,300	

(1) For the year ending 24th December 2017, Kentucky Fried Chicken (Great Britain) Limited reported a turnover of £445,783,000, pre-tax profits of £186,160,000 and a total net worth of £432,977,000 (Source: Experian Group 27/02/2019). The property is sublet to a franchisee.

Key Details

- Let to Kentucky Fried Chicken (Great Britain) Limited
- Lease expires June 2024 (no breaks)
- Upcoming Rent Review in June 2019
- Car parking for 25 cars
- Nearby occupiers include Lidl, Homebase and Tesco Extra
- Prominent trading location fronting A48 and forming part of Hernston Retail Park

Location

Miles: 18 miles west of Cardiff
29 miles south-east of Swansea
Roads: A48, A473, M4 (Junction 36)
Rail: Bridgend Railway Station
Air: Cardiff Airport

Situation

The property is situated on the established Hernston Retail Park, to the south of the A48, which connects to the M4. Nearby occupiers include Lidl, Pets at Home, Wickes, Halfords, Homebase, McDonald's, Kwik Fit, B&M, Next and Tesco Extra.

Description

The property comprises a purpose built drive-thru providing a ground floor restaurant with ancillary accommodation on the first floor. The property benefits from customer parking for 25 cars.

Tenure

Freehold.

VAT

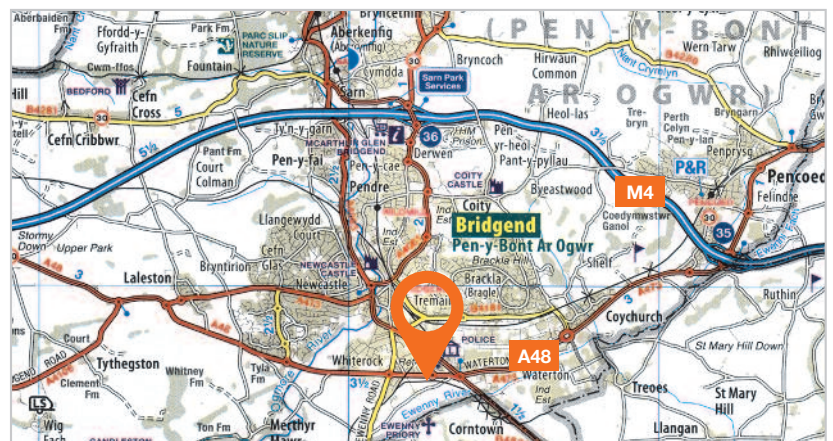
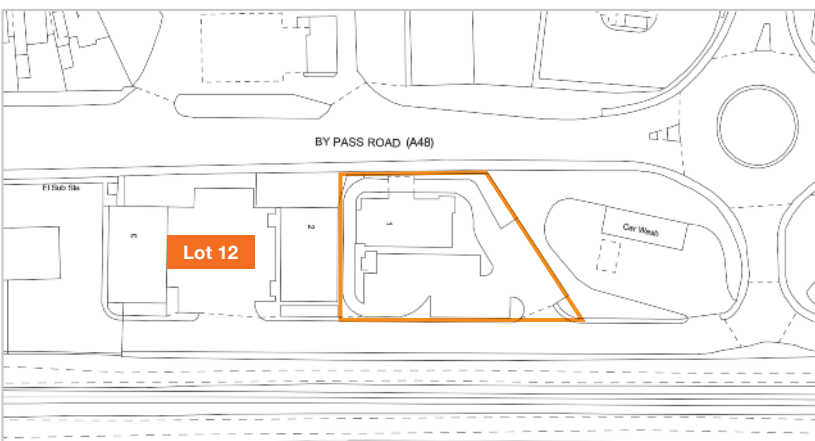
VAT is applicable to this lot.

Energy Performance Certificate

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

Note:

The adjoining property is being offered as Lot 12 in this auction.



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