

# Burger King, 25 Market Square, Northampton, Northamptonshire NN1 2DF

Freehold Retail/Restaurant Investment

**Lot 38**

£76,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Restaurant/Ancillary	274.05 sq m (2,950 sq ft)	BURGERKING	35 years from 29/09/1985	£76,000	28/09/2020
Basement	Ancillary	52.02 sq m (560 sq ft)	LIMITED	on a full repairing and insuring lease		(2)
First	Ancillary	56.20 sq m (605 sq ft)	t/a Burger King (1)			
<b>Total</b>		<b>382.27 sq m (4,115 sq ft)</b>			<b>£76,000</b>	

(1) Founded in 1954, Burger King is the second largest hamburger chain in the world. The Burger King system operates more than 17,800 locations in more than 100 countries and U.S. territories. Almost 100 per cent of Burger King restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades (Source: <https://www.bk.com/about-bk/> / [www.rbi.com](http://www.rbi.com) 26/02/2020). The property is sublet to a Burger King franchisee.

(2) The subtenant has served a Section 26 notice on the vendor, dated 18th February 2020, requesting a new lease. Please see legal pack for further details.

## Key Details

- Let to Burgerking Limited t/a Burger King
- Section 26 notice served by the subtenant requesting a new lease (2)
- Close to Marks & Spencer, WHSmith, Next, Superdry, Superdrug and Boots the Chemist
- Excellent trading location in pedestrianised Market Square
- VAT-free investment

## Location

**Miles:** 17 miles north-west of Milton Keynes  
66 miles north-west of Central London  
**Roads:** A43, A45, A428, A508, M1 (Junction 15A)  
**Rail:** Northampton Railway Station  
**Air:** London Luton Airport

## Situation

The property is located in an excellent trading location on the eastern side of Market Square, almost adjacent to the entrance of Market Walk Shopping Centre, in the heart of the town centre. The Grosvenor Shopping Centre is a short walk away housing occupiers including Primark, Sainsbury's, Topman, WHSmith, Next, Superdry, Superdrug, Boots the Chemist, Costa and McDonald's. Other nearby occupiers include Marks & Spencer, Tesco Metro, H&M, Nando's, Prezzo, ASK Italian and JD Wetherspoon.

## Description

The property comprises a ground floor restaurant with ancillary accommodation at basement and first floors.

## Tenure

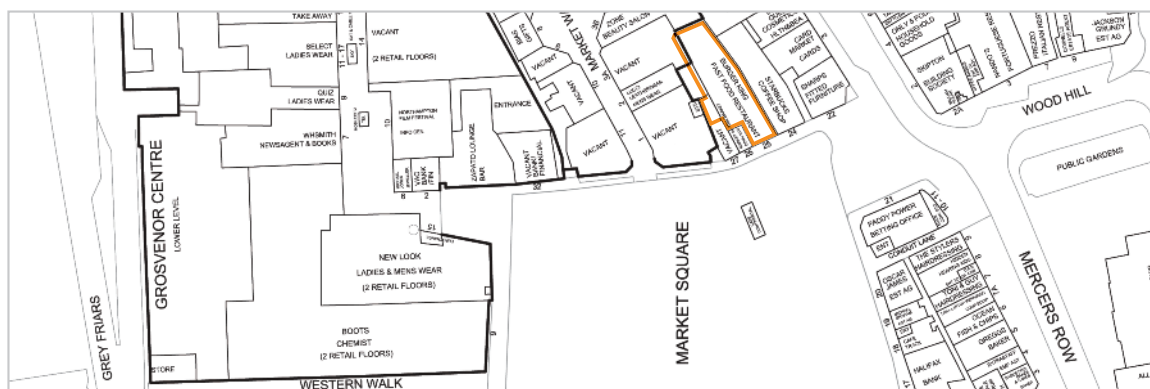
Freehold.

## VAT

VAT is not applicable to this lot.

## Energy Performance Certificate

Band F. Available at [acutus.co.uk](http://acutus.co.uk)



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