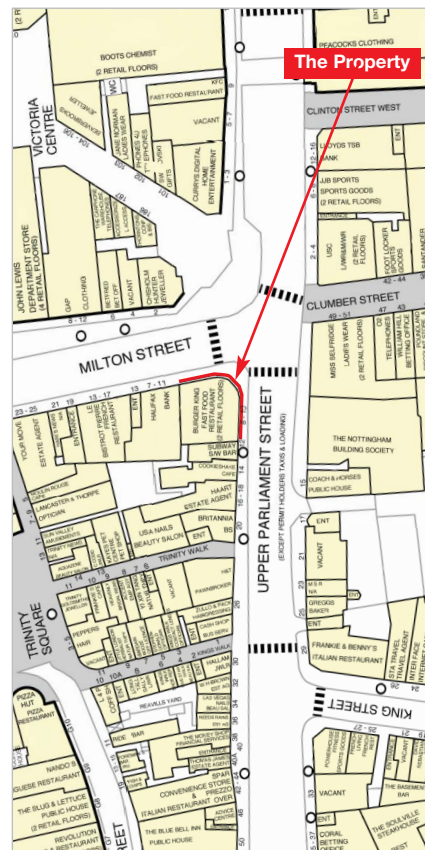


Nottingham

1-5 Milton Street and 8-10 Upper Parliament Street Nottinghamshire NG1 2AD

- Well Located City Centre Freehold Restaurant Investment
- Entirely let to Burger King Ltd and sublet to KFG Quickserve Ltd
- Total GIA 516.05 sq m (5,555 sq ft)
- Prominent corner position opposite Clumber Street and the main entrance to the Victoria Shopping Centre
- Close to the Cornerhouse (Nottingham's premier leisure destination)
- Current Rent Reserved
£152,500 pa

**TWELVE WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

The city of Nottingham is the regional capital of the East Midlands. It has a resident population of approximately 270,000 and is the primary shopping destination for over 600,000 people and ranked seventh in the UK for shopping by spending. The city is located approximately 123 miles north of London, 25 miles north of Leicester and 16 miles east of Derby, and benefits from excellent communications with Junctions 24, 25 and 26 of the M1 motorway located approximately 7 miles to the west of the city centre. The property is very well situated at the prominent junction of Upper Parliament Street and Milton Street, within the heart of the city centre. The property is opposite the pedestrianised Clumber Street, where occupiers include McDonald's, Lush and Levi's amongst many others, and the main entrance to the Victoria Shopping Centre, where occupiers include John Lewis, House of Fraser, Next, Boots and Tesco amongst many others. The Cornerhouse development (Nottingham's premier leisure destination) and Trinity Square are also a short distance away. Other occupiers close by include Waitrose, Currys, Gap, Miss Selfridge, JSB Sports, KFC, Frankie & Bennys, Footlocker, O2, Santander and Lloyds TSB amongst many others.

Description

This substantial, prominent property is arranged on basement, ground and three upper floors to provide a ground floor restaurant and kitchen with further seating, WC facilities and storage accommodation on the first floor. There is an office and storage on the second floor, further storage in the basement, and the third floor provides a plant room.

The property provides the following accommodation and dimensions:

Gross Frontage	30.90 m	(101' 5")
Net Frontage	26.55 m	(87' 2")
Shop Depth	15.55 m	(51')
Built Depth	16.30 m	(53' 6")

Basement (only part measured)	60.90 sq m	(656 sq ft)
Ground Floor	199.85 sq m	(2,151 sq ft)
First Floor	154.95 sq m	(1,668 sq ft)
Second Floor	100.35 sq m	(1,080 sq ft)
Third Floor/Plant – Not measured		
Total	516.05 sq m	(5,555 sq ft)

Tenancy

The entire property is at present let to BURGERKING LIMITED for a term of 25 years from 17th February 1989 at a current rent of £152,500 per annum, exclusive of rates (Agreed at 2009 Review). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property has been sublet to KFG Quickserve Limited on an underlease expiring on 14th February 2014 at a rent of £156,312.50 per annum.

Tenant Information

Burger King has traded from the property for in excess of 25 years. Burger King began in 1954 and now trade from in excess of 11,500 restaurants in 72 countries worldwide. Website Address: www.burgerking.co.uk KFG Quickserve Ltd are a wholly owned subsidiary of the Kout Food Group, a Kuwaiti owned mid sized company that was established in 1982. They operate franchises such as Burger King, Pizza Hut, Taco Bell, Applebee's, Burj Al-Haman and Kebabaji in Kuwait. In the UK they are leaders within the Burger King franchisee system in operational excellence and sales. (www.kfg.com)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk



LOT 90