



Tenure

Freehold.

Location

Deptford is located within the London Borough of Lewisham, between Surrey Quays and Greenwich, some 4 miles south-east of central London, adjoining the River Thames. The area is well served by public transport via Deptford Bridge DLR Station and an overland mainline rail station.

The property is situated on Evelyn Street (A200), between Gosterwood Street and Blackhorse Road, which is a main arterial route into central London.

Occupiers close by include a Shell petrol filling station and Deptford Park School. There are also a variety of established occupiers including McDonald's, Wolesley/Plumb Centre and William Hill nearby on Lower Road (A200).

Description

The property is arranged on ground floor to provide a purpose built drive-thru restaurant. Internally the property provides a restaurant area, kitchen/preparation area, ancillary office, customer and staff WCs. Externally the property benefits from 14 car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor (GIA) 185.90 sq m (2,001 sq ft)

Tenancy

The entire property is at present let to SCOTCO RESTAURANTS LTD (t/a KFC) for a term of 25 years from 1st December 1997 at a current rent of £57,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Scotco Restaurants were incorporated in 1995 and today trade from 30 locations in the UK and 2 in Jersey. For the year ended 2012, Scotco Restaurants Ltd reported a turnover of £23,751,995, a pre-tax profit of £712,210, shareholders' funds of £7,803,158 and a net worth of £6,685,208. (Source: riskdisk.com 17.12.2013)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

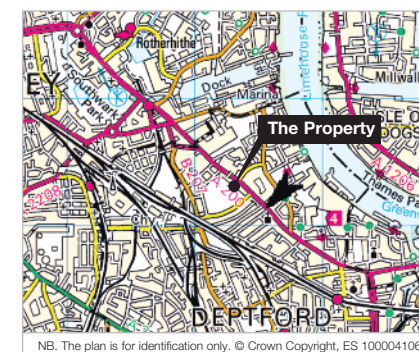
London SE8

150/164 Evelyn Street Deptford SE8 5DD

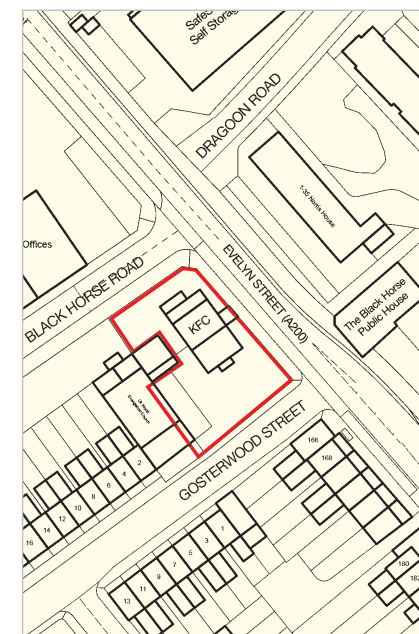
- **Freehold Drive-Thru Restaurant Investment**
- Entirely let to Scotco Restaurants Ltd (t/a KFC) on a lease expiring in 2022
- Located on a busy arterial road (A200) between Greenwich and Surrey Quays, some 4 miles from Central London
- Rent Review 2017
- Total Current Rents Reserved

£57,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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