



Tenure

Long Leasehold. Held from the Co-Operative Group for a term of 299 years from 18th August 2009 at a fixed rent of a peppercorn.

Location

Ripon is a busy market town located some 20 miles north of Leeds and 15 miles north-west of York. The town lies on the A61, which provides direct access to the A1 (3 miles to the north-east) and Leeds city centre.

The property is situated at the junction of the A61 and A6108 adjacent to the roundabout where the Ripon bypass begins, 1 mile south of the town centre.

Occupiers close by include an Esso Petrol Station and Co-Operative Convenience Store which are both adjacent to the property and a Morrisons Supermarket which is close by.

Description

The property is arranged on ground floor only to provide a modern purpose built restaurant and drive thru with on-site parking for 25 cars. The property adjoins the adjacent Co-Operative Convenience Store.

The property provides the following accommodation and dimensions:

Gross Frontage	12.70 m	(41' 8")
Net Frontage	12.30 m	(40' 4")
Return Frontage	3.95 m	(12' 11")
Shop and Built Depth	22.00 m	(72' 2")
Ground Floor	249.75 sq m	(2,688 sq ft)

Tenancy

The property is at present let to MCDONALD'S RESTAURANTS LTD for a term of 25 years from 24th June 2001 at a current rent of £51,040 per annum, exclusive of rates.

The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease provides for an additional top up rent calculated on 4% of the gross annual turnover of the store less the current rent of £51,040 per annum. The last 3 years top up rents received based on store turnover were as follows:

2012 – £12,600

2013 – £16,980

2014 – £20,840

Please refer to the lease and legal pack for further information.

Tenant Information

No. of Branches: 1,200 restaurants within the UK, of which around 600 are franchises.

Website Address: www.mcdonalds.co.uk

For the year ended 31st December 2013, McDonald's Restaurants Ltd reported a turnover of £1.497bn, a pre-tax profit of £244.885m and a net worth of £799m. (Source: riskdisk.com 19.02.15.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Ripon McDonald's Quarry Moor Service Station Harrogate Road North Yorkshire HG4 2SD

- **Virtual Freehold Drive Thru Restaurant Investment**
- Let to McDonald's Restaurants Ltd on a lease expiring in 2026
- Rent topped up to 4% of the annual turnover of the store
- Prominent main road position adjacent to Co-Op
- No VAT applicable
- Rent Review 2016
- Total Current Rent Reserved Including Top Up as of 31.12.2014
£71,880 pa ⁽¹⁾

SIX WEEK COMPLETION AVAILABLE

