



Tenure

Freehold and Leasehold. The car park is held on a lease from 21.03.2006 until 28.09.2076 at a rent of £6,408.75 pa, subject to rent reviews every fifth year linked to RPI.

Location

Warminster is an attractive market town situated midway between Bath and Salisbury, with Trowbridge some 8 miles to the north. The town is located at the junction of the A350 and A36, the latter giving direct access to the A303. East Knoyle is a small village located on the A350, at its junction with the A303, some 9 miles south of Warminster and 15 miles west of Salisbury.

The property is situated at Willoughby Hedge on the south side of the A303, at its junction with the B3089 and New Close, 1 mile to the west of its junction with the A350. The property is adjacent to an Esso Petrol Filling Station.

Description

The property occupies a site which extends to 0.2 hectares (0.494 acres) and is arranged on ground floor only to provide a detached roadside restaurant (68 covers) with on-site car parking for approximately 56 vehicles.

VAT

VAT is applicable to this lot.

Documents

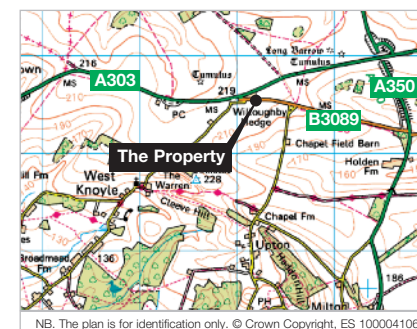
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

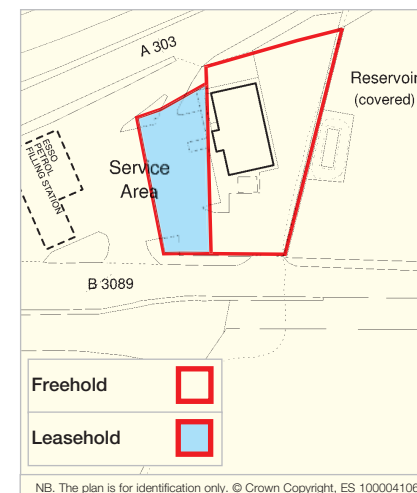
EPC Rating 96 Band D (Copy available on website).

Warminster Little Chef Willoughby Hedge Little Knoyle Wiltshire BA12 6AQ

- **Freehold and Leasehold Roadside Restaurant Investment**
- Entirely let to Wolfson Trago Limited on two leases expiring in 2041 (no breaks)
- Restaurant lease provides for 2.5% annual rental increases
- Total site area 0.2 hectares (0.494 Acres)
- Located on the A303 at its junction with the B3089
- Total Current Net Rent Reserved
£170,576.35 pa
Rising to £174,840.75 pa on 21st March 2015
SIX WEEK COMPLETION AVAILABLE



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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant	Wolfson Trago Limited (t/a Little Chef) (1)	Ground Floor Restaurant 226.7 sq m (2,440 sq ft)	35 years from 21.03.2006 Fixed annual rental uplifts of 2.5% FR & I	£170,576.35 p.a.	Annual Rental Increases of 2.5%
		Site Area 0.142 hectares (0.35 Acres)			
Car Park		Site Area 0.058 Hectares (0.144 Acres)	35 years from 21.03.2006 Upwards only rent review every fifth year linked to RPI FR & I	£6,408.75 p.a.	Rent Review 2016

(1) Wolfson Trago Limited is a wholly owned subsidiary of The Kout Food Group, a Kuwaiti based conglomerate founded in 1982. Its UK arm, Kout Food Group Restaurants Limited, operates under brands including Burger King, KFC and Maison Blanc. In 2013 it acquired 81 Little Chef outlets for approximately £15 million. (www.little-chef.co.uk)

Total £176,985.10 p.a.

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

Seller's Solicitor G Cohen Esq, Fladgate LLP. Tel: 0203 036 7000 e-mail: gcohen@fladgate.com