

# Barking

## Units 1, 2 & 3

### Newham Leisure Park

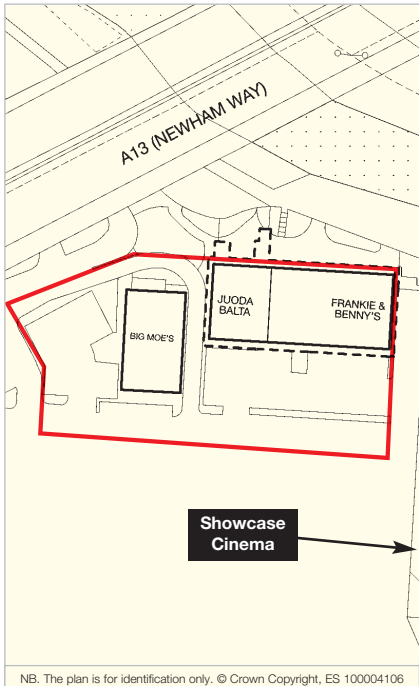
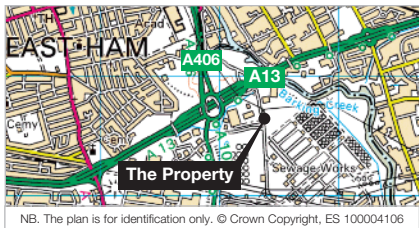
#### Jenkins Lane

#### Essex

#### IG11 0AD

- **Freehold Leisure Investment**
- Comprising 3 restaurants situated adjacent to the A13 and a Showcase Cinema
- Tenants include City Centre Restaurants (UK) Ltd (t/a Frankie and Benny's) and Apex Hospitality Ltd (t/a Big Moe's)
- Leases expire 2022, 2030 and 2035
- Total Current Rents Reserved  
**£168,500 pa**

### SIX WEEK COMPLETION AVAILABLE



**Tenure**  
Freehold.

### Location

Barking is a popular east London suburb located some 8 miles east of Central London. The town is well served by road being situated on the A124, just to the east of the A406 (North Circular Road) and to the north of the A13. Barking Mainline Rail Station provides direct access to Liverpool Street, Fenchurch Street and Barking Underground Stations (District and Hammersmith & City Lines). Newham Leisure Park, which is anchored by a 14-screen Showcase cinema and a Hollywood Bowl, is located on the east side of Jenkins Lane, approximately 1 mile to the south of Barking town centre and within 1½ miles north-east of Beckton town centre. The property adjoins the A13 (Newham Way), at its intersection with the North Circular Road (A406) and Royal Docks Road (A1020), the main route between London Docklands, City Airport and the M25 Motorway. The Royal Docks Road (A1020) leads to Gallions Reach, approximately 1½ miles to the south of the property. The area is popular with retail warehouse occupiers, with both the Gallions Reach Shopping Park and Beckton Triangle Retail Park being located close by.

### Description

The property forms part of a leisure park and is arranged on ground floor only to provide two semi-detached retail units, which are currently used as restaurants, and a detached 'drive-thru' restaurant unit. The units benefit from car parking to the front.

### Proposed New River Crossing

The Gallions Reach Crossing is a proposed new Thames River crossing running between Beckton and Thamesmead, which was announced by Boris Johnson and would eventually replace the Woolwich ferry.

### Planning

The property benefits from planning permission for a single sided digital display measuring 7m x 5m overlooking the nearside carriageway for traffic travelling into Central London.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	City Centre Restaurants (UK) Ltd (t/a Frankie and Benny's) guaranteed by The Restaurant Group plc (1) (2)	Ground Floor 372.5 sq m (4,009 sq ft)	25 years from 02.06.97 Rent review every 5th year FR & I	£81,500 p.a.	Rent Review 2017
Unit 2	D Piektye (t/a Juoda Balta) (3)	Ground Floor 143.0 sq m (1,539 sq ft)	15 years from 03.03.2015 Rent review every 5th year FR & I	£32,000 p.a.	Rent Review 2020
Unit 3	Apex Hospitality Ltd (t/a Big Moe's) (4)	Ground Floor 230.0 sq m (2,475 sq ft)	25 years from 17.05.2010 Rent review every 5th year FR & I	£55,000 p.a.	Rent Review 2020

(1) For the year ended 28th December 2014, The Restaurant Group plc reported a turnover of £635.225m, a pre-tax profit of £84.927m, shareholders' funds of £303.778m and a net worth of £218.091m. (Source: ICC Direct 10.11.2015.)  
 (2) [www.frankieandbennys.com](http://www.frankieandbennys.com)  
 (3) [www.juodabalta.co.uk](http://www.juodabalta.co.uk)  
 (4) [www.bigmoesdiner.co.uk](http://www.bigmoesdiner.co.uk)

**Total £168,500 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

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