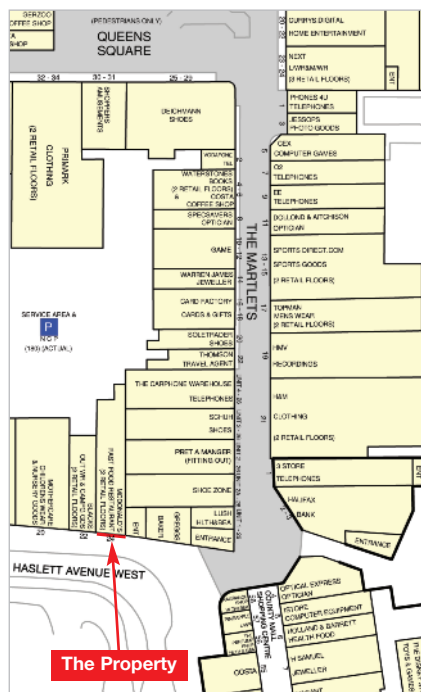


Crawley **24 Haslett Avenue** **West** **West Sussex** **RH10 1HS**

- **Virtual Freehold Town Centre Restaurant Investment**
- Entirely let to McDonald's Real Estate LLP until 2021 (no breaks)
- Comprising a total of 362.9 sq m (3,906 sq ft)
- Tenant in occupation since 1981
- Well located close to The Martlets and The County Mall Shopping Centre
- Rent Review 2016
- Total Current Rent Reserved

£75,500 per annum

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. To be held on a 999 year lease at a peppercorn rent from completion.

Location

Crawley is one of the major south-east commercial centres located between Croydon and Brighton with a population in excess of 80,000. The town is situated 30 miles to the south of London, 3 miles from Gatwick Airport and in close proximity to the M23 (Junctions 9, 10A and 11). There are regular Rail services to Brighton, London Victoria and London Bridge. The town will benefit from the recent news that Nestlé are relocating from Croydon to Crawley.

The property is situated in the town centre on Haslett Avenue West close to the junction with Martlets and an entrance to the County Mall Shopping Centre where occupiers include H Samuel, Optical Express and Holland & Barrett. Other occupiers close by include Shoe Zone, H&M and the Carphone Warehouse.

Description

The property is arranged on ground and two upper floors to provide a restaurant and preparation area at ground floor level. The first floor comprises further seating and customer WCs and there is ancillary/staff accommodation at second floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	7.50 m	(24' 7")
Net Frontage	7.00 m	(22' 11")
Shop Depth	21.15 m	(69' 5")
Built Depth	27.75 m	(91')

Ground Floor	183.60 sq m	(1,976 sq ft)
First Floor	141.40 sq m	(1,522 sq ft)
Second Floor	37.90 sq m	(408 sq ft)
Total	362.90 sq m	(3,906 sq ft)

Tenancy

The entire property is at present let by way of a reversionary lease to MCDONALD'S REAL ESTATE LLP for a term of 40 years from 24th June 1981 at a current rent of £75,500 per annum. The lease provides for a rent review on 24th June 2016 and contains full repairing and insuring covenants.

Tenant Information

For the year ended 31st December 2011, McDonald's Real Estate LLP reported a turnover of £81.8m, pre-tax profits of £49.8m and a net worth of £177.9m. (Source: riskdisk.com 11.09.2013)
 Website Address: www.mcdonalds.co.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the Seller's Solicitors.

Energy Performance Certificate

For EPC Rating please see website.

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 P Rutledge Esq, Kuits Solicitors. Tel: 0161 838 7875 e-mail: peterrutledge@kuits.com
Joint Auctioneer B Simpson Esq, CWM & Partners LLP. Tel: 0207 494 6932 e-mail: bs@cwm.co.uk

