

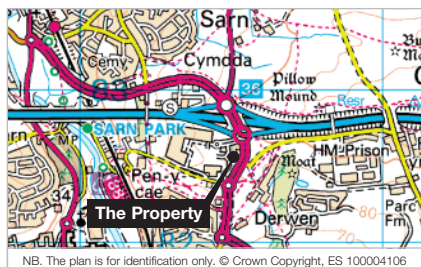
Bridgend Drive-Thru Unit McArthurglen Designer Outlet Mid Glamorgan CF32 9SU

- **Modern Freehold Drive-Thru Restaurant Investment**
- Let to KFC (Great Britain) Ltd
- Lease expires in 2032 (1)
- Located on a major retail and leisure park just south of the M4 (Junction 36)
- Site area 0.51 acres
- Rent Review 2017
- Current Rent Reserved
£73,528 pa

On the Instructions of
Henderson Real Estate TIAA



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Bridgend is one of the principal retail and commercial centres for Mid Glamorgan supporting a resident population of approximately 39,000. The town is adjacent to junctions 35 and 36 of the M4 motorway and is strategically located at the junction of the A4061, A473 and A48, situated some 28 miles to the west of Cardiff and 25 miles east of Swansea. Communications are further enhanced by rail services to London (Paddington) approximately 2 hours 25 minutes away. The property is situated to the north of Bridgend immediately to the south of Junction 36 of the M4 Motorway and forms part of a major retail development known as The Bridgend Designer Outlet. The centre includes such multiple retailers as Next, M & S, Gap, Clarks, Adidas, Jaeger, Calvin Klein etc. Immediately in front of the property is a Sainsbury's Supermarket whilst a Premier Inn is almost adjacent. There is also an Odeon multiplex within the overall development.

Description

The property comprises a modern ground floor restaurant and drive-thru which was built by the lessees in 2012. The property has a drive-thru capability as well as on-site car parking for 19 cars.

The property provides the following accommodation as stated in the agreement for lease:

Ground Floor	244 sq m	(2,626 sq ft)
Site Area	0.21 hectares	(0.51 acres)

Tenancy

The entire property is at present let to KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LIMITED for a term of 20 years from 30th April 2012 at a current rent of £73,528 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lessees have an option to determine the lease during the 15th year (1). Please see lease for further details relating to notice periods.

Tenant Information

No. of Branches: Over 800 across the UK.

Website Address: www.kfc.co.uk

For the year ended 1st December 2013, Kentucky Fried Chicken (Great Britain) Limited reported a turnover of £446.4m, a pre-tax profit of £40.112m, shareholders' funds of £132.585m and a net worth of £120.739m. (Source: riskdisk.com 16.09.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 29 Band B (Copy available on website).

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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