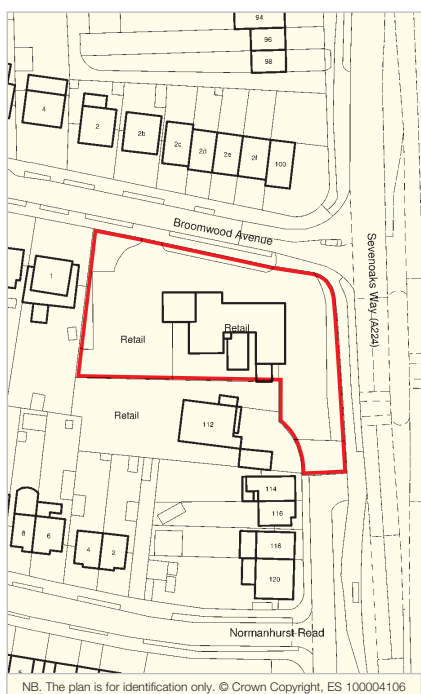
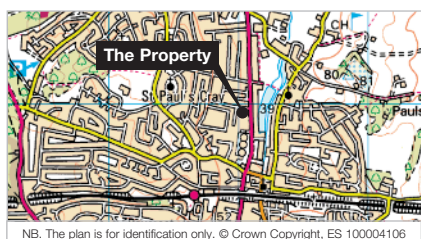


Orpington McDonald's Sevenoaks Way Kent BR5 3AE

- **Well Located Freehold Drive Thru and Restaurant Investment**
- Prominent and highly accessible location
- Main road frontage on the A224
- Let to McDonald's Restaurants Limited
- Lease expiring 2032 (no breaks)
- Site of 0.55 acres
- Rent Review 2017 to greater of £115,500 pa or OMV
- Current Rent Reserved

£105,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Orpington is a prosperous town located some 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations. The site is situated on the A224, a busy arterial road, which provides access to the M25 which is approximately 5 miles east of the site. It is well located and accessible to the local and National road network. The area around the site has a high level of housing and commercial occupiers. The A224 is also one of the main approaches to Orpington town centre which is within 2.5 miles of the site. There is a Tesco superstore within 0.5 miles of the site, at the Junction of the A224 and A20. Spring Vale Retail Park is further along Sevenoaks Way, with occupiers including Currys, PC World, MFI and Halfords. Nugent Shopping Park is approx 0.5 miles from the site and comprises a large purpose built shopping complex, with parking for over 300 cars. Other occupiers include Marks and Spencers, Carphone Warehouse, Next, Nando's and Costa.

Description

The property, a former pub known as the Broomwood, underwent a significant refurbishment of the public house and comprises a substantial 2 storey building arranged on ground and first floor to provide a McDonalds Drive Thru and Restaurant. It provides parking for 29 cars and there is an in/out access arrangement from Broomwood Avenue. The site is well configured and effectively operates a one-way system.

The property provides the following accommodation and dimensions:

Ground Floor	371 sq m	(3,993 sq ft)
First Floor	203 sq m	(2,185 sq ft)
Total	574 sq m	(6,178 sq ft)

Site Area Circa 0.55 Acres

NB. Floor Areas provided by Joint Auctioneer.

Tenancy

The entire property is at present let to MCDONALD'S RESTAURANTS LIMITED for a term of 20 years from January 2012 at a current passing rent of £105,000 per annum. The lease provides for rent reviews every fifth year of the term, subject to a minimum uplift in January 2017 to £115,500 pa or to open market value, whichever is the greater, and contains full repairing and insuring covenants.

Tenant Information

McDonald's Restaurants Ltd currently operates approximately 1,200 restaurants within the UK, of which around 600 are franchises. For the year ended 31st December 2012, McDonald's Restaurants Ltd reported a turnover of £1.317bn, a pre-tax profit of £202.21m, shareholders' funds of £667.94m and a net worth of £645.048m (Source: riskdisk.com 12.06.2014).

VAT

VAT is applicable to this lot.

Documents

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

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

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