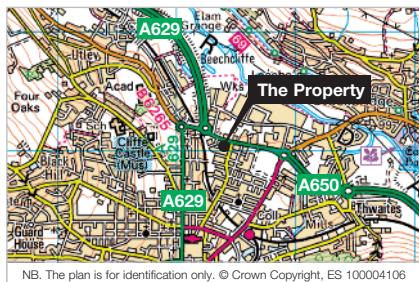


# **Keighley** **McDonald's** **Hardings Road** **West Yorkshire** **BD21 3NB**

- **Modern Drive-Thru Restaurant Investment**
- Entirely let to McDonald's Restaurants Limited on a lease expiring in 2026 (no breaks)
- Fronting the A650, adjacent to Keighley Retail Park
- Site area 0.245 Hectares (0.60 Acres)
- Rent Review 2016, Notice served at £84,000 pa
- Current Gross Rent Reserved

**£73,525 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold and Part Leasehold. Held for a term of 999 years from 16th December 1925 (thus having some 908 years unexpired) at a ground rent of £29.10s.0d per annum.

## **Location**

Keighley is an attractive market town lying in the Aire Valley approximately 4 miles to the south of Skipton, 12 miles to the north-west of Bradford and 16 miles to the north-west of Leeds. The town has a resident population of approximately 50,000.

The property is situated north of the town centre on the A650 Hardings Road, which is the principal route to Bradford to the south and Skipton to the north.

The property is adjacent to Keighley Retail Park, where occupiers include Currys PC World, TK Maxx, Halfords, Greggs and KFC. Adjacent and opposite the property are Texaco petrol stations.

## **Description**

The property occupies a site extending to 0.245 hectares (0.60 acres) and comprises a single storey drive-thru restaurant providing 80 covers internally and a further 20 covers externally, with 37 parking spaces.

We understand the property was recently extended by the tenant to provide additional fridge/freezer and manager's office accommodation (1).

The property provides the following accommodation and dimensions:

<b>Restaurant/Kitchens</b>	<b>277.65 sq m</b>	<b>(2,989 sq ft)</b>
<b>(1) Manager's Office</b>	<b>9.10 sq m</b>	<b>(98 sq ft)</b>
<b>(1) Fridges/Freezers</b>	<b>20.75 sq m</b>	<b>(223 sq ft)</b>
<b>Total GIA</b>	<b>307.5 sq m</b>	<b>(3,310 sq ft)</b>

## **Tenancy**

The entire property is at present let to MCDONALD'S RESTAURANTS LIMITED for a term of 25 years from 29th September 2001 at a current rent of £73,525 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

In respect of the rent review due 25th September 2016, the Landlord has quoted a revised rent of £84,000 per annum.

The property has been sublet to a franchisee, Premium Restaurants Ltd.

## **Tenant Information**

Website Address: [www.mcdonalds.co.uk](http://www.mcdonalds.co.uk)

For the year ended 31st December 2016, McDonald's Restaurants Limited reported a turnover of £1,432,592,000, a pre-tax profit of £225,428,000, shareholders' funds of £971,609,000 and a net worth of £998,841,000. (Source: riskdisk.com 12.09.2016.)

For the year ended 31st December 2015, the sublessee Premium Restaurants Ltd reported a turnover of £52,353,420, a pre-tax profit of £2,262,242, shareholders' funds of £4,567,708 and a net worth of £6,690,012. (Source: riskdisk.com 14.09.2016.)

## **VAT**

VAT is applicable to this lot.

## **Documents**

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