



Tenure

Long Leasehold. A new 999 year lease will be granted from completion at a fixed rent of a peppercorn, plus service charge.

Location

Knutsford is an attractive affluent Cheshire town located in Cheshire's Golden Triangle and is situated on the Cheshire Plain, 14 miles south-west of Manchester and 6 miles west of Wilmslow and Alderley Edge. The town is located on the A537, 10 miles south-west of Manchester Airport.

The property is situated on the western side of Chester Road (A556) adjacent to the M6 Motorway (Junction 19).

Occupiers close by include a new Ibis Hotel (adjacent) and a BP Petrol Filling Station.

Description

The property is arranged on ground floor only to provide a restaurant arranged to provide 68 covers with ancillary accommodation. Car parking for restaurant customers is provided by the adjacent Ibis Hotel.

The property provides the following accommodation and dimensions:

Shop Depth	11.20 m	(36' 9")
Built Depth	16.45 m	(54' 0")
Ground Floor	248 sq m	(2,670 sq ft)

Tenancy

The property is at present let to WYCLIFFE MOORE LTD for a term of years from 1st October 2005 to 27th September 2029 at a current rent of £27,125 per annum. The lease provides for rent reviews every fifth year of the term from 1st October 2009 linked to RPI and contains full repairing and insuring covenants.

(1) In respect of the rent review due on the 1st October 2014 this will rise to a minimum of £32,378.66 pa according to the most recently published RPI figure. (Source: www.ons.gov.uk)

Tenant Information

No. of Branches: 78.

Website Address: www.littlechef.co.uk

The Parent Company of Wycliffe Moore Ltd is Kout Food Group Restaurants UK Limited (KFGR-UK) who acquired Little Chef in August 2013 for approximately £15m. Kout Food Group Restaurants UK Limited operate franchises of Burger King and KFC in the UK and also own the Maison Blanc brand.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).

Knutsford Chester Road Over Tabley Cheshire WA16 0PP

- **Virtual Freehold Restaurant Investment**
- Wycliffe Moore Ltd (t/a Little Chef)
- Lease expires 2029 (no breaks)
- Located adjacent to the M6 Motorway (Junction 19) adjacent to a new Ibis Hotel
- Rent Review 2019
- Current Gross Rent Reserved
£32,378.66 pa (1)

**SIX WEEK COMPLETION
AVAILABLE**

