

lot 29

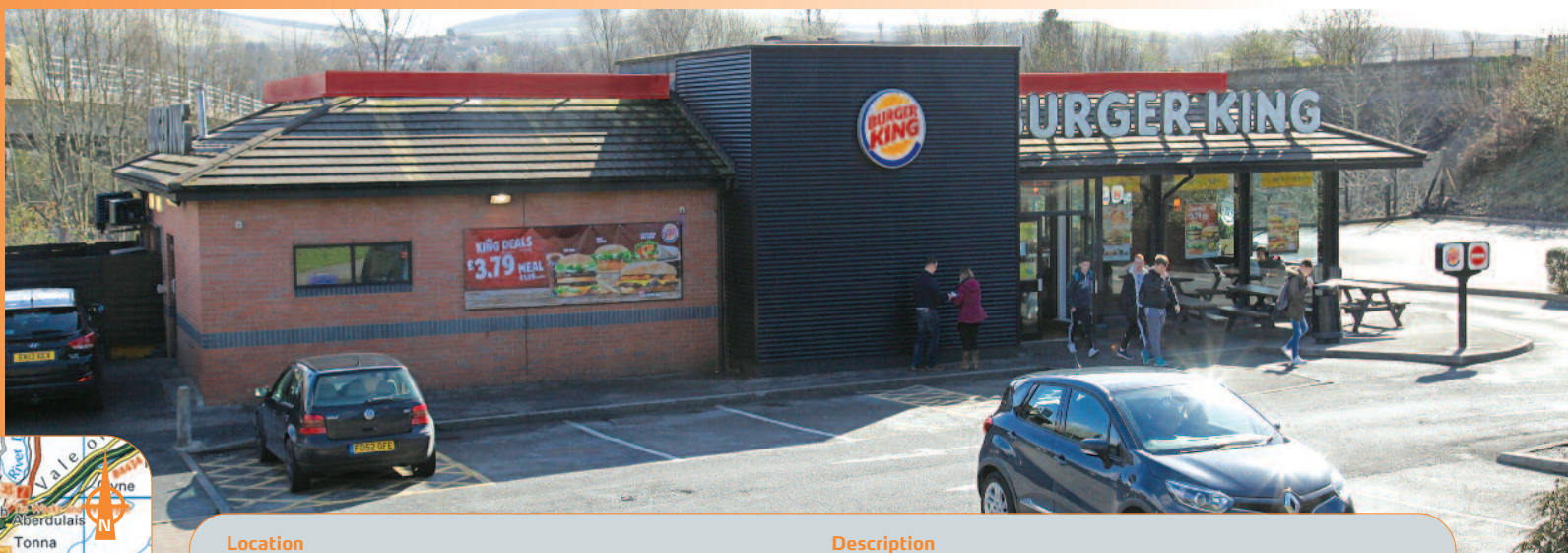
Burger King Drive Through, Vale of Neath Retail Park, Cadoxton Road Neath, West Glamorgan SA10 7AY

Rent
£60,500
per annum
exclusive

Freehold Drive Through/Restaurant Investment

- Let to UnionBurger Limited t/a Burger King until 2023
- Situated on the Vale of Neath Retail Park
- Neighbouring occupiers include Halfords, Lidl and Topps Tiles

- Approximate site area of 0.29 Hectares (0.72 Acres)
- On-site car parking for approximately 30 cars



Location

Miles: 7 miles north-east of Swansea
46 miles north-west of Cardiff
Roads: A465, A474, M4
Rail: Neath Railway Station
Air: Swansea Airport

Situation

The property is prominently situated at the junction of Cadoxton Road and the B4434, a busy arterial route into Neath town centre. Nearby occupiers on the Vale of Neath Retail Park include Halfords, Lidl and Topps Tiles.

Description

The property comprises restaurant accommodation on the ground floor, benefitting from drive-through facilities and a site area of 0.29 hectares (0.72 acres) with approximately 30 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant	226.21 sq m (2,435 sq ft)	UNIONBURGER LIMITED (1) (t/a Burger King)	25 years from 26/10/1998 until 2023 on a full repairing and insuring lease	£60,500	26/10/2018
Totals		226.21 sq m (2,435 sq ft)			£60,500	

(1) For the year ending 30/03/2014, UnionBurger Limited reported a turnover of £10,712,606, pre-tax profits of £896,157 and a total net worth of £371,371. (Source: www.riskdisk.com 29/01/2015)

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

JPC Law
Omni House, 252 Belsize Road, London NW6 4BT.
Tel: +44 (0)20 7644 6099.
Email: mcohen@jpcplaw.co.uk
Ref: Michael Cohen.