

# Nando's Restaurant, 3 High Street Bedford, Bedfordshire MK40 1RN

lot 14

**Prime Restaurant Investment**

- Ground floor let to Nando's Chickenland Ltd until 2024
- Prominent corner position in town centre location
- Approximately 130 metres from Harpur Shopping Centre
- Nearby occupiers include McDonald's, Bathstore.com, Ladbroke's, Wilkinson and The Bedford Corn Exchange
- Six Week Completion Period Available

Rent  
**£40,000**  
per annum  
exclusive



**Location**

Miles: 21 miles south-east of Northampton  
28 miles west of Cambridge  
Roads: A6, A421, A428, A1(M), M1 (Junction 13), M11 (Junction 14)  
Rail: Bedford Railway Station, Bedford St John's Railway Station  
Air: Luton Airport

**Situation**

The property is situated in a prominent corner location on the eastern side of High Street (A6), at its junction with The Embankment some 130 metres from Harpur Shopping Centre. Nearby occupiers include McDonald's, Bathstore.com, Ladbroke's, Wilkinson and The Bedford Corn Exchange.

**Description**

The property comprises a ground floor restaurant with ancillary and storage accommodation. The property benefits from a return frontage onto The Embankment and two parking spaces to the rear of the property.

**Tenure**

Virtual Freehold. Held for a term of 999 years from completion.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/Ancillary/Storage	208 sq m (2,248 sq ft)	<b>MANDO'S CHICKENLAND LIMITED (1)</b>	20 years from 27/05/2004 until 26/05/2024 on a full repairing and insuring lease	£40,000	27/05/2009 and five yearly thereafter
<b>Totals</b>		<b>208 sq m (2,248 sq ft)</b>			<b>£40,000</b>	

(1) For the year ending 28th February 2010, Nando's Chickenland Limited reported a turnover of £278,753,000, pre-tax profits of £23,872,000 and a total net worth of £42,389,000. (Source: www.riskdisk.com 02/03/2011)

**For further details please contact:**

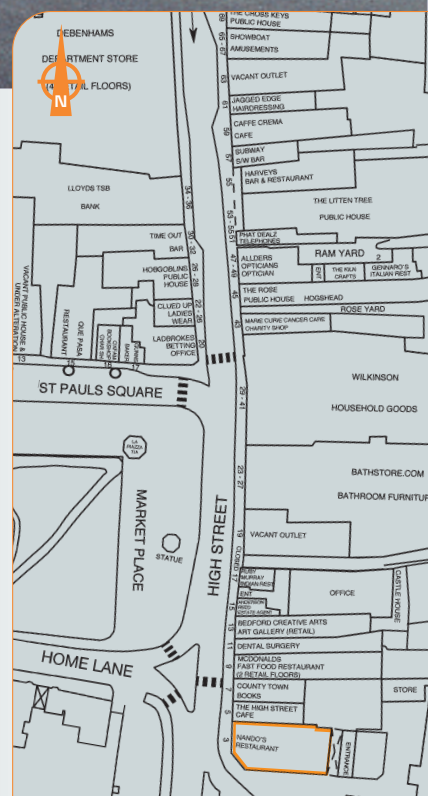
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