

# lot 34

## Pizza Hut, Herluin Way, Hutton Moor Park Weston Super Mare, Avon BS23 3WL

Rent  
**£84,000**  
per annum

**Prominent Freehold Restaurant Investment**

- Prominent unit facing Weston Circus roundabout
- Let to Pizza Hut (UK) Ltd until 2027
- Immediately adjacent to McDonald's Drive-Thru and Waitrose

- Adjoining Weston and Gallagher Retail Parks
- Modern purpose built restaurant

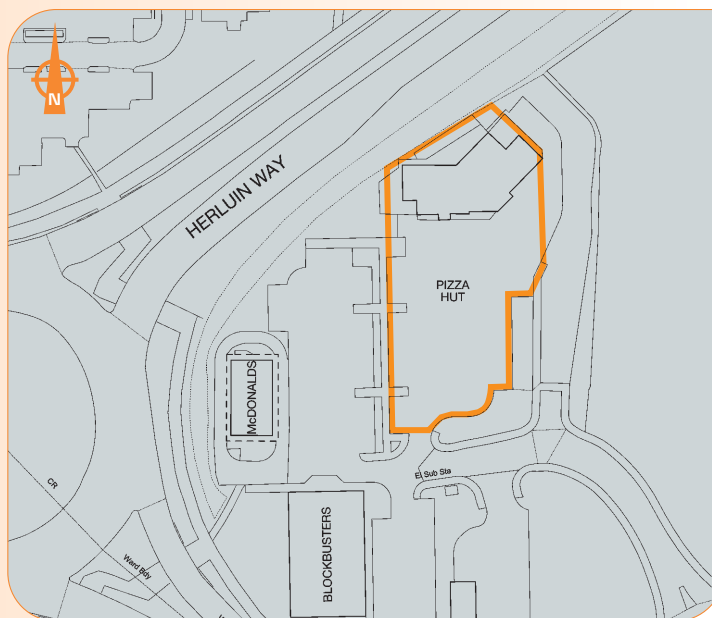


Photograph taken April 2010

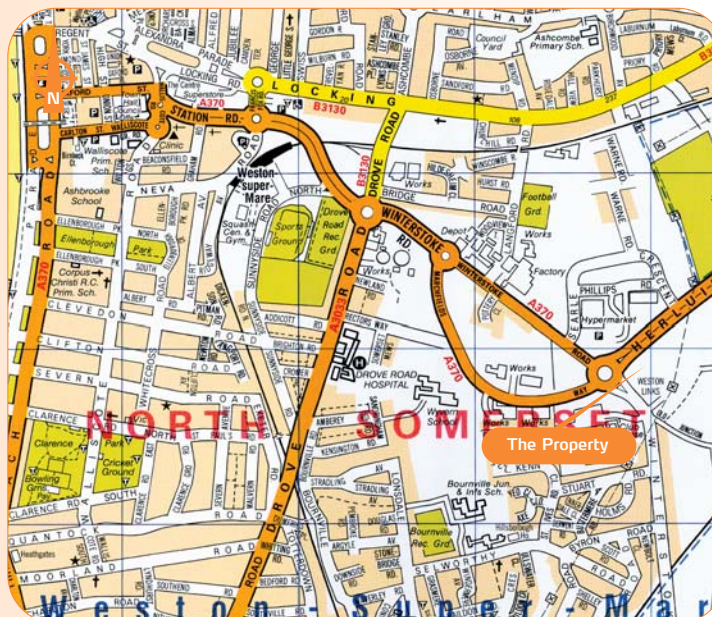


lot 34

Rent  
£84,000  
per annum



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Location**

Estimated District Population: 82,900  
Miles: 1 mile from Weston Super Mare town centre  
17 miles south-west of Bristol  
23 miles south-west of Bath  
Roads: A38, A370, A371, M5  
Rail: London Paddington  
Air: Bristol

**Situation**

Prominently situated facing Western Circus roundabout occupying a position adjoining McDonald's Drive-Thru and Blockbusters. Facing and adjoining occupiers include an Asda Supermarket, Next, PC World, Currys, Staples, Wickes, Comet, Mothercare, Poundstretcher and Halfords on the Weston and Gallagher Retail Parks.

**Description**

The property comprises a purpose built modern restaurant with restaurant accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from approximately 62 car parking spaces and a site area of 0.27317 hectares (0.675 acres) with a 17% site coverage.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.	Reviews
Ground	Restaurant/Ancillary	384.60 sq m (4,140 sq ft)	<b>PIZZA HUT (UK) LIMITED (1)</b>	25 years from 7th January 2002 until 2027 on a full repairing and insuring lease	£84,000 (2)	7th January 2012 and 5 yearly
First	Ancillary	69.18 sq m (744 sq ft)				
<b>Totals</b>		<b>453.78 sq m (4,884 sq ft)</b>			<b>£84,000</b>	

(1) Pizza Hut (UK) Limited operate from over 11,000 restaurants globally, with its parent company, Yum, with more than 37,000 locations in 117 countries.  
(2)The rent is inclusive of £2,000 per annum management charge.

**For further details please contact:**  
**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Mark Symonds**  
Tel: +44 (0)20 7034 4858.  
Email: mark.symonds@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**  
**Trowers & Hamlin LLP**  
3 Bunhill Row, London EC1Y 8YZ.  
Tel: +44 (0)20 7423 8066.  
Email: ktodd@trowers.com  
Ref: Katie Todd.