

# KFC Restaurant, Hyndburn Road Accrington, Lancashire BB5 4EQ

lot 21

## Freehold Restaurant Investment

- Let to Kentucky Fried Chicken (Great Britain) Ltd until 2025
- Manchester commuter town
- Nearby occupiers include Lidl and Express Gifts
- Eight Week Completion Period Available

Rent  
**£54,200**  
per annum  
exclusive



### Location

Estimated District Population: 36,500  
Miles: 6 miles east of Blackburn,  
13 miles north of Bolton,  
19 miles north-west of Manchester  
Roads: M65, M61, M6, M66, M62, A56  
Rail: Accrington Rail  
Air: Manchester Airport, Leeds Bradford International Airport

### Situation

Accrington is a popular Manchester commuter town which has good communication links via the A56 and M65. The property is located less than one mile west of the town centre and is prominently situated on Hyndburn Road (A679), the main arterial route between Accrington and M65 (Junction 7), with a Lidl supermarket close by.

### Description

The property comprises a modern drive-thru restaurant with ground floor restaurant accommodation and first floor ancillary accommodation and benefits from extensive car parking on an approximate site area of 0.2 hectares (0.49 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	243.22 sq m (2,618 sq ft)	<b>KENTUCKY FRIED CHICKEN (GREAT BRITAIN) LTD (i)</b>	25 years from 28/11/2000 until 2025 on a full repairing and insuring lease	£54,200	2015 and 2020
First	Ancillary	19.97 sq m (215 sq ft)				
<b>Totals</b>		<b>263.19 sq m (2,833 sq ft)</b>			<b>£54,200</b>	

(i) For the year ending 28th November 2010, Kentucky Fried Chicken (Great Britain) Ltd reported a turnover of £371,215,000, pre-tax profit of £38,389,000 and a total net worth £60,100,000. (Source: www.riskdisk.com 20/01/2012)

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