

lot 6

McDonald's, Pentewan Road St Austell, Cornwall PL25 5BU

Rent
£78,500
per annum
exclusive

**Modern Freehold Drive-Thru Restaurant
Investment**

- Entirely let to McDonald's Restaurants Limited on a 35 year lease until 2035 (no breaks)
- Located opposite Pentewan Road Retail Park
- Prominent corner position fronting busy A390
- Nearby occupiers include KFC, Travelodge, Costa Coffee, B&Q and Texaco
- On-site car parking for approximately 32 cars
- Six Week Completion



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Location

Miles: 33 miles east of Newquay
39 miles west of Plymouth
69 miles west of Torquay

Roads: A390, A391

Rail: St Austell Rail

Air: Exeter International Airport, Newquay Cornwall Airport

Situation

The property is situated in a prominent corner location fronting the roundabout where Trevanion Road (A390) meets Pentewan Road just south of St Austell town centre. The property lies adjacent to Travelodge, KFC, Costa and Bathstore and opposite B&Q which forms part of Pentewan Road Retail Park, St Austell's premier retail park.

Description

The property comprises a modern purpose built 24-hour drive-thru restaurant and benefits from on-site parking for approximately 32 cars.

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	Restaurant/ Ancillary	284.93 sq m (3,067 sq ft)	MCDONALD'S RESTAURANTS LIMITED (1) (2)	35 years from 25/03/2000 until 24/03/2035 on a full repairing and insuring lease	£78,500	23/03/2015 and five yearly thereafter
Totals		284.93 sq m (3,067 sq ft)			£78,500	

(1) For the year ending 31st December 2012, McDonald's Restaurants Limited reported a turnover of £1,317,594,000, pre-tax profits of £202,214,000 and a total net worth of £643,048,000. (Source: www.riskdisk.com 21/02/2014).
(2) The property has been sub-let to White Rose UK Limited, a McDonald's franchisee.

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