

lot 11

# Burger King & ARC Car Wash, Wellington Avenue Aldershot, Hampshire GU11 1SD

Rent  
£133,100  
per annum  
exclusive

Modern Freehold Drive-Thru Restaurant  
and Car Wash Investment

- Majority let to Caspian Food Services Limited with guarantee until 2030 (no breaks)
- Part let to Anduff Car Wash Ltd until 2022 with RPI linked rent review in 2017
- Located opposite The Galleries Shopping Centre
- Prominent corner position on A323
- On-site parking for approximately 35 cars



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**Location**

Miles: 11 miles east of Guildford  
20 miles south of Reading  
44 miles south-west of Central London

Roads: M3 (Junction 4), A31, A331

Rail: Aldershot Rail

Air: London Heathrow, London Gatwick

**Situation**

The property is situated in a prominent corner location just north of Aldershot town centre on the northern side of Wellington Avenue (A323), the town's main ring road, opposite The Galleries Shopping Centre.

**Description**

The property comprises two units; a modern purpose built drive-thru restaurant and a single storey car wash. The property benefits from on-site parking for approximately 35 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	347.36 sq m (3,739 sq ft)	<b>CASPIAN FOOD SERVICES LIMITED (guaranteed by Caspian UK Group Limited) (t/a Burger King) (1)</b>	25 years from 14/02/2005 until 13/02/2030 on a full repairing and insuring lease	£110,000	14/02/2020 and 14/02/2025
Ground	Car Wash	123.83 sq m (1,333 sq ft)	<b>ANDUFF CAR WASH LTD (2)</b>	25 years from 24/02/1997 until 23/02/2022	£23,100	24/02/2017 (3)
<b>Totals</b>		<b>471.19 sq m (5,072 sq ft)</b>			<b>£133,100</b>	

(1) For the year ending 6th January 2013, Caspian Food Services Limited reported a turnover of £34,809,000, pre-tax profits of £460,000 and a total net worth of £9,911,000 (Source: www.riskdisk.com 17/04/2014). Caspian UK Group are one of the largest franchisees of Burger King in the UK, with 56 restaurants at present (Source: www.flame-grilled.co.uk 16/04/2014). Founded in 1954, Burger King is the second largest fast food hamburger chain in the world with 12,600 restaurants in 83 countries (Source: www.burgerking.co.uk 16/04/2014)

(2) For the year ending 31st December 2012, Anduff Car Wash Limited reported a turnover of £34,170,224, pre-tax profits of £8,645,467 and a total net worth of £33,776,363 (Source: www.riskdisk.com 17/04/2014).

(3) The 2017 rent review for the Anduff Car Wash Ltd lease is to the greater of RPI or OMRV.

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