

lot 5

**KFC Drive Thru, Neats Court Retail Park, Thomsett Way
Queenborough, Kent ME11 5AR**

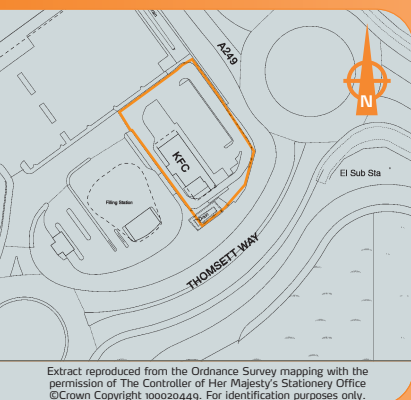
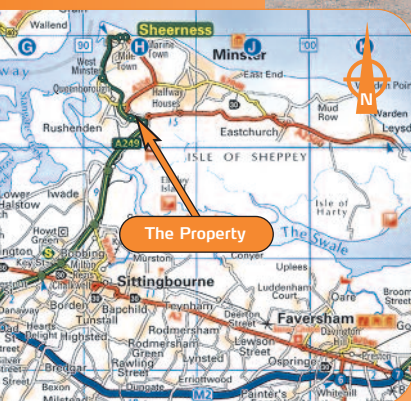
Rent
£66,750
per annum
exclusive

Modern Drive-Thru Investment

- Let to Scotco Restaurants Limited (t/a KFC) on a 20 year lease until August 2033 (subject to option)
- Forms part of the newly developed Neats Court Retail Park
- Prominent location adjacent to the A249 trunk road
- Nearby occupiers include Morrisons, Iceland and Poundland
- On-site parking for approximately 35 cars



On behalf of



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Location

Miles: 16 miles north-east of Maidstone
25 miles north-west of Canterbury
50 miles east of Central London
Roads: A249, A250, M2 (Junction 5), M20 (Junction 7)
Rail: Queenborough Railway Station
Air: Gatwick Airport, Heathrow Airport

Situation

The property is situated in a prominent position on the newly developed Neats Court Retail Park on the northern side of Thomsett Way adjacent to the A249 trunk road. The A249 is the main road through the Isle of Sheppey linking it with London via the M2 (Jct 5) and M20 (Jct 7). Nearby occupiers include Morrisons, Iceland and Poundland.

Description

The property comprises a modern purpose built drive-thru restaurant with parking for approximately 35 cars. There is an electricity substation on site.

Tenure

Long Leasehold. Held for a term of 125 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/ Ancillary	246.46 sq m (2,653 sq ft)	SCOTCO RESTAURANTS LIMITED (t/a KFC) (1)	20 years from 02/08/2013 until 01/08/2033 on a full repairing and insuring lease (2)	£66,750	02/08/2018 and five yearly
Totals		246.46 sq m (2,653 sq ft)			£66,750	

(1) For the year ending 1st December 2013, Scotco Restaurants Limited reported a turnover of £30,187,357, pre-tax profits of £2,365,116 and a total net worth of £6,212,365. (Source: www.riskdisk.com 21/04/2015)
(2) The lease provides an option to determine on 2nd August 2028.

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