

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Kingston Road within this established retail parade opposite **Pizza Hut** and **Dominos** and within easy walking distance of the main High Street, Two Rivers Retail Park, Elmsleigh Shopping Centre and Staines Rail Station.

The property benefits from good road links via the A308 and the A30 to the M25 (Junction 13).

Staines lies 8 miles south-east of Slough and 21 miles south-west of Central London.

**PROPERTY**

A mid terraced property comprising a **Ground Floor Shop** with separate front entrance to **Self-Contained Offices** on the first floor with gas central heating (not tested). There is rear vehicular access by way of a service road.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'6"
Internal Width	13'10"
Shop Depth	23'9"
Built Depth	63'0"

WC

**First Floor Offices**

Area Approx	830 sq ft
2 WCs	

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Southern Fast Foods Ltd t/a KFC (ultimate holding company Kentucky Fried Chicken (Great Britain) Ltd - having over 800 branches – T/O for Y/E 28/11/10 £371m, Pre-Tax Profit £38.39m and Net Worth £60m)** for a term of 20 years from 15 November 1992 (**See Note 1**) at a current rent of **£28,000 per annum** exclusive.

**Note 1: The Freeholder has served a section 25 Notice on Southern Fast Foods Ltd offering a new FRI lease on the whole building for 5 years from 16th November 2012 at £28,000 p.a.**

**Note 2: The first floor offices are sublet to Property Personnel Ltd (Recruitment) for a term from 25/12/01 to 7/11/12 at a current rent of £9,750 per annum exclusive.**

**£28,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

BSG Solicitors LLP – Tel: 020 8343 4411  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts