

**LET AS A BURGER KING RESTAURANT/  
DRIVE-THRU UNTIL 2030**



**SITUATION**

Occupying a prominent main road location some 2 miles north of the city centre and only a short distance from Southampton University (Highfield Campus) within 1 mile of the M27 (Junction 5) and serving the surrounding residential area.

Southampton is a busy commercial centre located on the south coast and well served by transport links including the A27 which links to the M27 motorway.

**PROPERTY**

A modern single storey building comprising a **Restaurant/ Drive-Thru** with parking for 15 cars.

**ACCOMMODATION**

Site Frontage	Approx	130'
Site Depth	Approx	85'
Site Area	Approx	11,300 sq ft
Restaurant Area	Approx	1,800 sq ft
3 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 **Gowrings Food Services Ltd with a guarantee from Caspian UK (Camberley) Ltd (who are part of Caspian UK Group Ltd who for Y/E 01/01/12 reported a T/O of £43.675m, Pre-Tax Profit £371,000 and Negative Net Worth £2.9m – See Tenant Profile)** for a term of 25 years from 15th June 2005 at a current rent of **£53,300 per annum** exclusive.

**Rent Reviews 2015 & 5 yearly**

**TENANT PROFILE**

Caspian UK Group Ltd is one of the largest Burger King franchisees and operates 55 Drive-Thru and High Street Restaurants in the south of England, Midlands and North London.

**£53,300 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**  
Ronald Fletcher & Co - Tel: 020 7644 7200  
Ref: A Virdi Esq - Email: amrit@rfclaw.co.uk

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 £350 (including VAT) upon exchange of contracts