

**AVISON  
YOUNG**

# For Sale

KFC  
Wyvern Retail Park  
Wyvern Way  
Derby  
DE21 6RS

**Prominent Freehold  
Drive Thru Investment**

February 2019

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KFC, Wyvern Retail Park, Wyvern Way, Derby, DE21 6RS

## Overview

- Located on the established Wyvern Retail Park adjacent to Pride Park Stadium.
- Let to Gastronomy Foods UK Ltd t/a KFC until 20 November 2027 at £71,050 p.a.x.
- Rent review 24 June 2022. No breaks.
- Lease guaranteed by Kentucky Fried Chicken (Great Britain) Ltd until 23 June 2022 and LARS (GFUK) Holdings Ltd until expiry.
- Local occupiers include Costco, Travelodge, Boots, Halfords, Pizza Hut and Burger King.
- Offers invited in excess of £1,300,000.





## Location

Derby is located approximately 13 miles west of Nottingham, 30 miles north west of Leicester and 42 miles north east of Birmingham.

Wyvern Retail Park is accessed off the A52 Brian Clough Way which provides direct access to the wider East Midlands region and UK motorway network. The property occupies a prominent position within Wyvern Retail Park on Wyvern Way and is approximately 1 mile (or 15 minute walk) from Derby Railway Station.

Local occupiers include Costco, Travelodge, Boots, Halfords, Pizza Hut and Burger King.



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## Description

Property comprises a modern, single storey restaurant and 'Drive Thru' surmounted by a flat roof with a mix of clad brick and glazed elevations.

'Drive Thru' is located to the southern elevation incorporating a shelter and customer serving window. Vehicular access and car parking is provided to the rear of the property.

Internally the property comprises open plan customer seating area, serving counter and WCs with 'fit out' in line with the operational requirements of the tenant. To the rear there is a kitchen, food preparation area, 'Drive Thru' counter, ancillary storage, small office and staff room. The property benefits from air conditioning throughout.

The property has an EPC rating of 76 (D).





# Tenancy

Let to Gastronomy Foods UK Ltd t/a KFC on a Full Repairing and Insuring basis expiring 20 November 2027 at a passing rent of £71,050 p.a.x. Please see tenancy schedule below for more information.

Further lease and covenant information is available within the Marketing Pack.

Tenant	Gastronomy Foods UK Ltd t/a KFC (co. reg. no. 05612486)
Covenant	Creditsafe Rating 'B' (67/100)
Demise	KFC, Wyvern Retail Park, Wyvern Way, Derby DE21 6RS
Term	c.25 years from 24 June 2002 expiring 20 November 2027
Rent Passing	£71,050 p.a.x. plus VAT
Break Option	No break
Rent Review	24 June 2022
Guarantors	Kentucky Fried Chicken (Great Britain) Ltd until 23 June 2022 and LARS (GFUK) Holdings Ltd until expiry



# Floor Areas

We have calculated the Gross Internal Area of the property as follows:

Floor	Use	Sq m	Sq ft
Ground	Seating area	138.15	1,487
	Kitchen and Ancillary	131.36	1,414
	Office / 'Drive Thru'	8.80	95
	Fridge/Freezer	11.89	128
Total		290.20	3,124

Site Area: 0.69 acres (0.28 Ha)

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## Planning

We understand the property has planning consent for its existing use being A3 (Restaurants and Cafes).

Interested parties should rely on their own enquiries with Derby City Council.

## Rating Assessment

Billing Authority: Derby  
Description: Restaurant and premises  
Rateable Value: £81,500  
Rates Payable: £40,179.50  
(UBR for 2018/19 is 49.3p in £)

## Services

We understand all mains services are connected however none have been tested.

Interested parties should rely on their own enquiries.

## Tenure

Freehold (Title no. DY354608).

## Asking Price

**Offers in excess of £1,300,000** invited for the freehold interest.

## VAT

All prices are quoted exclusive of VAT.

## Costs

Each party will bear their own costs in respect of the transaction.

## Marketing Pack

A copy of the full Marketing Pack is available upon request.



