



KFC Drive Thru, Invernettie Road, Peterhead, AB42 3FX

Prime Roadside Position

- Stand Alone Drive Thru
- Held on F.R.I Lease
- Expiry 2041
- Guarantee By KFC UK Ltd
- Passing Rent: £59,764p.a.
- Fixed Increases To £83,949p.a.x
- Price On Request

LOCATION

The property is situated on the south side of Asco Road at its roundabout with the A90 within the town of Peterhead.

Peterhead is located approximately 32 miles north of Aberdeen on the A92 linking through to Fraserburgh. The town has a resident population of circa 24,000 persons and enjoys a strong catchment given the drive time to Aberdeen. Traditionally focused on the fishing industry, Peterhead acts as a major service centre for the fishing, oil and gas industry.

Neighbouring occupiers include McDonalds, Starbucks, MKM Supplies, B&Q and Arnold Clark.

PROPERTY

The property is a modern aluminium framed and glazed drive-thru unit with perimeter drive-thru road and multiple service windows to the side. The frontage offers full height aluminium framed and glazed windows with double door entrance.

Internally the property is fitted out to the tenants corporate specifications with ceramic tiled and linoleum floors, partitioned customer and staff w.c facilities, chiller and freezer room along with large open plan kitchen space.

PRICE

On Request



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EXECUTIVE SUMMARY

The property is held on a full respiring and insuring head lease to Clorken Ltd trading as "KFC" Rent Guarantee By KFC GB Ltd expiring 28th November 2041 at a passing rent of £59,764p.a.x with an option to determine in November 2026. Rent review cycles are every 5 years with fixed increases in 2026 to £65,581p.a.x, 2031 to £74,199p.a.x and 2036 to £83,949p.a.x

KFC UK and Ireland reported a turnover of £294 million in 2023, marking a 4% increase from the previous year's £284 million. KFC UK operates over 1,000 stores in the UK and announced in 2024 plans to acquire 218 franchised stores as part of their expansion plans.

V.A.T.

Our client has opted to waive exemption for V.A.T. The transaction will be treated as a Transfer Of a Going Concern (ToGC)

LEGAL

Each party shall bear their own legal costs incurred in the transaction.

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.