



**BRITTON**  
PROPERTY

# Investment For Sale

KFC Drive Thru, Invernettie Road  
Peterhead AB42 3FX



## Stand Alone Drive Thru

## Held on FRI Lease

**Expiry 28<sup>th</sup> September 2041**

**Guaranteed by KFC UK Ltd**

**Passing Rent: £59,764pa with fixed increases to £83,949pa**

**Offers over £795,000 are invited**

## 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, B8Q and Arnold Clark.

## Accommodation

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 tenant's corporate specifications.

The premises extends to the following areas –

Ground Floor 2,622 sqft / 243.59 sqm

## Tenancy

The premises is held on a FRI Lease to Clokken Ltd trading as KFC with a Rent Guarantee by KFC GB Ltd. The lease expires 28<sup>th</sup> November 2041 at £59,764pa with a tenant break option on 28<sup>th</sup> November 2026. Rent reviews are 5 yearly with fixed increases in November 2026 to £65,581pa, November 2031 to £74,199pa and November 2036 to £83,949pa.

## Covenant Information

KFC UK and Ireland reported a turnover of £294 million in 2023. KFC UK operates over 1,000 stores in the UK.

## Price

Offers in excess of £795,000 are invited.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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**Viewing strictly by appointment with BRITTON PROPERTY**

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