

Investment Opportunity

## KRISPY KREME DRIVE THRU

Ashbourne Road, Hampton

Peterborough PE7 8FD

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RAPLEYS



## INVESTMENT SUMMARY

- Prominent drive thru location in the heart of a thriving retail and leisure destination in Peterborough.
- Let to Krispy Kreme UK Limited for an unexpired term of 10 years (5 years to break).
- 5 yearly upwards only rent reviews to higher of market rent and CPI 1% and 3% - next review April 2026.
- The passing rent is currently £164,858.72 per annum, and it is anticipated this will rise to circa £190,000 per annum from April 2026. The vendor will top up the rent.
- Strong trading performance and area distribution site.
- Surrounding occupiers include Premier Inn, McDonalds, KFC, Toby Carvery and Vivacity Premier Fitness, Tesco and Lidl (under development).
- Site area of 0.93 acres.
- Freehold.
- Offers are sought in excess of **£2,381,000 (Two Million, Three Hundred and Eighty One Thousand Pounds)** subject to contract and exclusive of VAT. Based on the topped up rent, a purchase at this level would reflect a NIY of 7.5%, assuming purchaser's costs of 6.4%.



## LOCATION

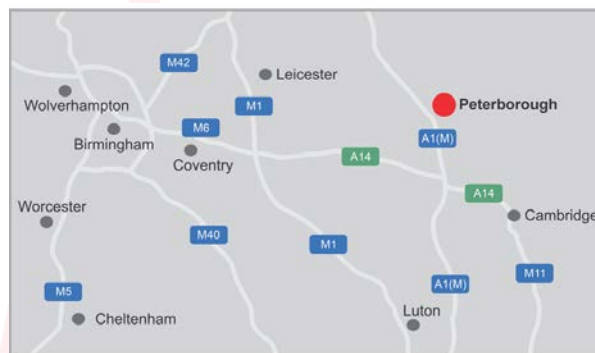
Peterborough is a thriving historic city in Cambridgeshire. The city lies 80 miles (128 km) north of London, 43 miles (70.2 km) north-west of Cambridge and 85 miles (138 km) east of Birmingham. Its economy is diverse with strengths in engineering, logistics and public sector employment. Local attractions include Peterborough Cathedral and Ferry Meadows as well as providing a base for exploring Cambridgeshire itself.

Peterborough is the fifth fastest growing city in the UK and within the latest local plan, there is a new target of 20,120 houses to be built in the city by 2044.

## SITUATION

The property occupies a prominent roadside position off Ashbourne Road in Peterborough, a strategically located city with excellent regional connectivity. The A1(M) is approximately 6 miles to the west, providing direct road access to London, the Midlands, and northern England. Peterborough also benefits from its position on the East Coast Main Line, offering fast rail connections to London, the North of England, and Scotland.

The surrounding area includes Hampton Park, Serpentine Green Shopping Centre and the Boulevard development, featuring a new Lidl foodstore and approximately 70,000 sq ft of light industrial accommodation. The wider location forms part of Peterborough's established retail and leisure destination, drawing around 5.5 million visitors annually.



The immediate area is a well-established roadside and leisure hub with complementary operators including Premier Inn, McDonalds, KFC, Toby Carvery, Vivacity Premier Fitness, Tesco, Lidl and other national brands, supporting strong footfall and accessibility.

## DESCRIPTION

Krispy Kreme Peterborough comprises a modern, purpose-built retail and production building with a glazed exterior, indoor seating, a drive-through, and circa 40 car parking spaces, designed to serve both dine-in and takeaway customers while producing fresh doughnuts on site. The site also acts as the area manufacturing and distribution facility, serving all local kiosks and outlets.



## TENANCY DETAILS

The property is let to Krispy Kreme U.K. Limited on a full repairing and insuring lease of years from 28 April 2016 expiring 19 April 2036, providing an unexpired term of circa 10 years (with a tenant only break date in October 2031).

The current passing rent of £164,858.72 per annum is subject to five yearly CPI reviews subject to a collar and cap of 1% and 3% compounded annually. The next review is due on 20 April 2026 where the rent is project to rise to £190,000 per annum. The vendor will top-up the rent, if required.

## SITE AREA

The site extends to 0.93 acres (0.38 hectares).

## ACCOMMODATION

The drive thru extends to a GIA of approximately 4,722 sq ft (439 sq m), arranged over ground and first floors.

	Sq M	Sq Ft
Ground Floor	339	3,654
First Floor	99	1,068
<b>Total</b>	<b>439</b>	<b>4,722</b>

## TENURE

The property is held Freehold.



## COVENANT INFORMATION

### Krispy Kreme U.K. Limited (company number 04532445)

Krispy Kreme, a subsidiary of the American company Krispy Kreme, Inc., is a leading branded speciality retailer and wholesaler of doughnuts. It entered the UK market in October 2003, opening its first shop at Harrods, London. The premium doughnuts are freshly made every day with quality ingredients, with the Company handling the whole process - from sourcing to producing

and distribution. Krispy Kreme operates over 120 stand alone shops around the UK and Ireland, and has major retail presence with cabinets and counters in supermarkets and motorway locations.

Year Ended	29 Dec 24	31 Dec 23	1 Jan 23
<b>Turnover</b>	£119,909,000	£119,751,000	£118,551,000
<b>Profit (loss) Before Tax</b>	(£6,465,000)	£6,128,000	£5,150,000
<b>Net Assets/(Liabilities)</b>	£14,115,000	£19,724,000	£14,830,000

## EPC

The property has an EPC rating of B 34.  
A certificate is available on request.



## VAT

The property has been elected for VAT and will be treated as a Transfer of Going Concern (TOGC).

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

# Investment Opportunity

# RAPLEYS

## PROPOSAL

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## CONTACT

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