



# **DRIVE-THRU**

**UNIT 2C BROADLAND GATE, POSTWICK,  
NORWICH, NR13 5GH**

**NEW PURPOSE BUILT DRIVE THRU WITH 19.5  
YEARS UNEXPIRED TO BURGER KING**

# INVESTMENT SUMMARY

- Located in the **Cathedral City of Norwich**.
- **Brand new purpose built drive-thru** situated within the Broadland Gate development directly opposite a Lidl.
- Strategically positioned in close proximity to the A1270 and the A47 providing **daily traffic flow of 30,661 and 47,494 vehicles respectively**, significantly above the minimum threshold for drive thru occupiers to operate profitable stores.
- **20 year lease to BK UK DevCo Limited with a guarantee from BK Group Limited** from 1st August 2025 at a current rent of £130,000 per annum.
- **Additional lease to Zood Infrastructure Limited for 20 years & 6 months from 12th September 2025** at a current rent of **£22,500 per annum**. (six total spaces with 3 ultra fast chargers).
- **Total rent of £152,500 per annum.**
- **Freehold.**
- Allison Homes are due to PC on a **new development of approximately 300 homes in Q2 2026 located 2 minutes' walk north.**
- **The combination of high daily traffic flow, strong footfall from local occupiers like Lidl and local residential demographics provide a strong foundation for future drive thru trade.**
- **Offers in excess of £2,380,000** subject to contract and exclusive of VAT.
- **Net initial yield of 6%.**



Artists Impression for indicative purposes only.



BURGER KING DRIVE-THRU, UNIT 2C BROADLAND GATE, POSTWICK, NORWICH, NR13 5GH

# LOCATION

Norwich is an attractive and affluent cathedral city and is the commercial and retail centre for East Anglia. The City is located approximately 43 miles north of Ipswich, 62 miles north-east of Cambridge and 100 miles north east of London.

Road communications in Norwich are excellent with the A11 providing direct connections south west to Cambridge and junction 9 of the M11. The A140 provides access to the A14 and Ipswich to the south. The A14 also provides access to the M1 and M6 motorways.

Rail communications are provided from Norwich Railway Station with direct services to Ipswich, Cambridge and London Liverpool Street. The quickest journey times are approximately 38 minutes, 1 hour 19 minutes and 1 hour 50 minutes respectively.

Norwich International Airport is located approximately 3.5 miles to the north of the city and London Stansted Airport is located approximately 77 miles to the west.



**'Strategically positioned in close proximity to the A1270 and the A47 providing daily traffic flow of 30,661 and 47,494 vehicles respectively.'**

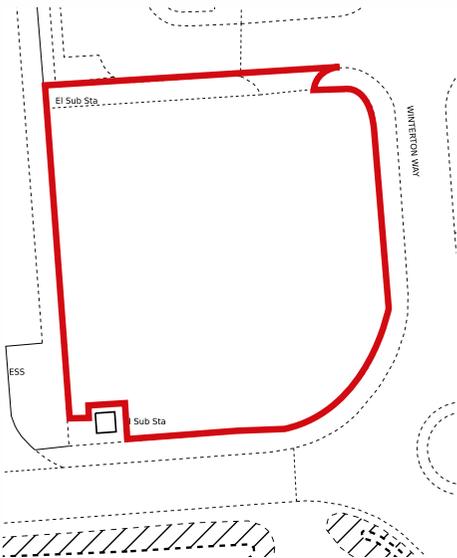
# SITUATION

The subject property is located at the corner of Broadland Gate and Winterton Way within the 48 acre Broadland Gate development. The development is directly adjacent to the A1270 (daily traffic flow of 30,661 vehicles ) and just north of the A47 (daily traffic flow of 47,494 vehicles).

Local and upcoming occupiers within the Broadland Gate development include Lidl, McDonalds, Howdens, Screwfix, Tool Station, Norfolk Police, Jaguar Land Rover, M&S and Popeyes. Several other plots of land are close to exchanging with other national multiples expected to occupy within the development.

The immediate area also benefits from a significant new residential development to the north of Poppy Way (2 minutes' walk north of the subject property). The new development is being built out by Allison Homes and on PC in Q2 2026 will provide approximately 300 new homes (mixture of 3, 4 and 5 bedrooms).

The strong daily traffic flow, consistent footfall generated by Lidl and neighbouring occupiers as well as immediate residential catchment of approximately 300 homes together create a robust demographic and customer base for drive thru operators in the area.



# DESCRIPTION

The subject property comprises a brand new purpose built drive thru unit currently being fitted out as a Burger King. Internally the property provides a GIA of approximately 1,800 sq ft. The site benefits from a car park providing approximately 18 spaces as well as an additional 6 spaces for EV charging utilizing 3 ultra-fast chargers.

Principle access to the site is provided via an access way fronting onto the junction of Broadland Gate and Winterton Way.

# TENURE

Freehold.

# ACCOMMODATION

The property provides a GIA of approximately 1,800 sq ft.

# TENANCY

The property is let by way of a lease to BK UK DevCo Limited with a guarantee from BK Group Limited for a term of 20 years from 1st August 2025, expiring 31st July 2045 at a current rent of £130,000 per annum (£72 psf) The rent is reviewed 5 yearly to OMV with the next review taking place on 1st August 2030.

Burger King have started their onsite fit out with store opening aiming for April 2026.

Additionally there is a separate lease to Zood Infrastructure Limited for a term of 20 years & 6 months from 12th September 2025 expiring 11th March 2046, producing a current rent of £22,500 per annum.

The rent is reviewed to uncapped CPI's annually.

Total current rent of £152,500 per annum.

# EPC

An EPC is currently being undertaken and will be available on request.

# COVENANT



Burger King is one of the world's most recognisable brands and largest fast food chains in the world. They operate out of over 19,000 restaurants in locations across the world and have over 572 restaurants in the UK. Approximately 200 of which are drive thru format.

In 2024 Burger King announced a significant expansion drive of their UK business, with plans to open 300 new stores over the next few years. Their focus will be on drive thrus with approximately 70% of new sites planned to be drive thru format.

For the year ending 31/12/2023 BK UK Devco Limited reported a turnover of £112.21M and for the same period reported shareholders funds of £11.03M.

BK UK Devco Limited is wholly owned subsidiary of BK UK Group Limited who is Burger Kings UK top co and opens and operates all new restaurants including the subject property. For the year ending 31/12/2024 BK UK Group reported a turnover of £408.3M.

Further financial information on BK UK Group is available upon request.



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# VAT

Value added tax will be applicable to the sale of this property and it is anticipated that the transaction will be treated as a TOGC.

# KYC

Prospective purchasers will be expected to comply with all KYC requirements and provide full details of the buying entity to include where it is registered and details of major shareholders where relevant to support any proposal.

# PROPOSAL

Offers in excess of **£2,380,000** subject to contract and exclusive of VAT. A purchase at this level will reflect a **net initial yield of 6%** after allowance for purchasers costs of 6.8%.

# FURTHER INFORMATION

For further information contact sale agents:

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