



FIVE GUYS DRIVE-THRU

A11 FIVEWAYS ROUNDABOUT
MILDENHALL IP28 6AE



**DRIVE THRU INVESTMENT WITH OVER 12
YEARS UNEXPIRED AND ANNUAL CPI LINKED
REVIEWS FOR THE NEXT TWO YEARS**



For identification purposes

INVESTMENT SUMMARY

- Located at the **Fiveways Roundabout on the A11, a major trunk road connecting Cambridge and Norwich.**
- **Strong daily traffic flow of approximately 43,790 vehicles a day** based on AADF figures.
- **Wide catchment and strong established roadside trading location** between Mildenhall, Barton Mills, Thetford, Brandon and two Air force bases.
- **Located within 13 minutes drive of Elveden Forest Center Parcs.**
- Let to Five Guys JV Ltd with approximately **11.5 years unexpired.**
- Rent to be based on **predicted 2026 rent of £113,155 (£48 psf).**
- **0.51 acre site** with on-site **car parking for 18 cars.**
- Rent reviewed annually to CPI (cap and collar 4% - 1.5%) for first 5 years then to OMR or CPI thereafter (next review in 2026 to CPI).
- **Freehold.**
- Five Guys have recently acquired the adjacent site with the intention of expanding their car parking capacity demonstrating their strong trading and long-term commitment to the property.
- Offers in excess of **£1,750,000** subject to contract and exclusive of VAT.
- **Net initial yield of 6.05%** after allowance for purchaser's costs of 6.8%.



DESCRIPTION

The subject property occupies a 0.51 acre site and comprises a single-storey 2,341 sq ft drive-thru unit of brick elevations under a pitched tiled roof. Principal access to the site is provided via an entrance fronting onto the A11 Newmarket Road.

Additionally there is a car park located to the rear of the site providing 18 spaces.

Five Guys have acquired the adjacent site (highlighted in red opposite) in order to extend their parking capacity by a further 18 spaces.

For further information click [here](#).

TENURE

The property is held Freehold.



For identification purposes

Acquired by Five Guys to extend car parking.

For identification purposes



TENANCY

The property is let to Five Guys JV Ltd for a term of 15 years from 16th September 2022, expiring 15th September 2037 (circa 11.5 years unexpired)

The rent will be set at £113,155 per annum, based off of the predicted CPI Uplift for 2026, which reflects circa (£48 psf).

The rent is reviewed annually to CPI (cap and collar 4% - 1.5%) for the first 5 years and then from the 10th anniversary in 2032, the rent is reviewed to the higher of OMR or CPI (cap and collar 4% and 1.5% compounded).



COVENANT

FIVE GUYS Five Guys is an American multinational fast food chain focused on hamburgers, hot dogs, and French fries. The company was founded in 1986 and to date has over 1,700 restaurants worldwide.

In the UK Five Guys currently has 178 restaurants with plans to open an additional 140 in the next few years to include a significant expansion into the drive thru sector.

For the year ending 31/12/2023 Five Guys JV Ltd reported a turnover of £316.42M, pre tax profits of £8.25M and EBITDA + PO of £44.8M. For the same period the company reported shareholders' funds of £8.078M.



EPC

The property has an EPC rating of B.

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.

PROPOSAL

Offers in excess of **£1,750,000 (ONE MILLION SEVEN HUNDRED AND FIFTY THOUSAND POUNDS)** subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 6.05%** after allowance for purchaser's costs of 6.8%.

FURTHER INFORMATION

For further information contact sales agents:

Joseph Rantor

JosephRantor@lewisandpartners.com

M. 07976 599 374

Stephen Gevertz

stephengevertz@lewisandpartners.com

M. 07879 628 646



Lewis & Partners

One Chapel Place, London, W1G 0BG

Tel: 0207 580 4333

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

LEWIS & PARTNERS LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENT THEY ARE GIVE NOTICE THAT:-

1. These particulars do not constitute any part of the offer for sale or contract for sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Lewis & Partners LLP or the vendors or lessors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. Lewis & Partners LLP have not measured the property and have relied upon clients information. Therefore Lewis & Partners LLP give no warranty as to their correctness or otherwise and the purchasers must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do Lewis & Partners LLP any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of AUGUST 2025