

PRIME DRIVE THRU RESTAURANT INVESTMENT & TWO INDUSTRIAL UNITS

# McDonald's

## AND TWO WORKSHOP UNITS

PULLAMORE BUSINESS PARK, CO. CAVAN





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McDonald's Drive Thru located at the front of the scheme producing €90,304 p.a with term certain of 15.52 years.



Two Industrial Units to the rear providing €48,689 p.a with term certain of 7.07 years.



Benefits from a prime location along the N3 near the N55 junction beside Cavan Town.



Within walking distance of Lakeland Retail Park with notable occupiers such as Woodies, Sports Direct, Supervalu & Lifestyle Sports.

# Location

Cavan Town is a busy trading town located in the northeast of the country. It lies at the intersection of the N3 and N55 roads, making it a key transportation hub for the region. The N3 road in which McDonald's is located on connects Cavan to Dublin, while the N55 provides links to the surrounding counties of Monaghan, Meath and

Westmeath. McDonald's is positioned within walking distance of Lakeland Retail Park. Nearby occupiers include Woodies, SuperValu, Heatons, Lifestyle Sports and Aldi. Cavan's strategic location at the focal point of key regional routes contributes to its role as a commercial hub for the local area.



## NEARBY OCCUPIERS





## Demographics

Cavan Town is a growing rural town with the population of 12,615 (2022). The town is the administrative and commercial heart of County Cavan and serves as the central hub for surrounding rural communities. The area has seen a steady population growth over the last number of years with a population growth of 16% since 2011. The town has a youthful demographic, with a large proportion of the population being under the age of 40, reflecting a trend towards younger families and working professionals settling in the area. Cavan Town also attracted students from the surrounding area with many colleges and training institutions in the town such as the Cavan Institute.



**12,615**  
population



**16%**  
population  
increase  
since 2011



**LARGE**  
proportion  
of population  
under the age  
of 40



# Description

Unit 1 at the front of the park extends to 2,979 sq. ft GIA and is occupied by McDonald's Restaurants and currently is in use as a drive thru restaurant. Externally, the façade is half brick with half glazed

windows and an overhanging roof. The property has a large surface car park with a tarmac finish and a round wrapping road that is used as a drive thru for the establishment.



## Unit 2

Unit 2 to the rear of the park extends to 2,691 sq. ft. GEA. It is a standalone industrial unit comprising two bay doors, a flat roof and is of steel frame construction and is currently occupied by the National Car Test Centre.



## Unit 6

Unit 6 located in the middle of the park extends to 3,636 sq. ft. GEA. The property comprises a steel frame construction with a twin skin insulated metal desk roof incorporating translucent panels. Loading access via two roller shutter doors. This unit is currently in occupation by a private individual.



## Lease

The asset is fully leased to McDonalds Restaurant of Ireland t/a McDonalds, NCT Centre and a private individual.

McDonalds have recently agreed a Deed of Variation (DOV) to extend their lease term by 15 years from the 12/09/2025 paying €90,304 p.a. There are 5 yearly rent reviews with the next review date on the 12/09/2030.

The NCT Centre, located to the rear of the business park is on a 40-year lease from the 04/01/2000 with an option to break on the 01/07/2030. The rent is €28,689 p.a.

The private individual occupies the middle unit within the scheme on a 10-year lease from 1/1/2024 paying €20,000 p.a. The private individual operates a veterinary practice within the building.

## Tenant Covenants

Unit	Tenant	Lease Commencement	Lease Expiry	Break Option	Term Certain	Next Rent Review	Rent p.a.
Unit 1	McDonalds	12/09/2000	11/09/2040	N/A	15.52	12/09/2030	€90,304
Unit 2	NCT Centre	04/01/2000	01/07/2040	01/07/2030	5.32	03/01/2025	€28,689
Unit 6	Private Individual	01/01/2024	31/12/2033	N/A	8.82	01/01/2029	€20,000
<b>TOTAL</b>							<b>€138,993</b>

## Tenant Covenants

### McDonald's

McDonald's Restaurants of Ireland Limited was set up in December 1987 and according to Vision-net has a net worth of over €84m. It has a credit limit of €3.7m with a Low Trade Risk score of 84. Full Vision-net report available on application.



Applus Inspection Services Ireland was set up in July 2019 and according to Vision-net has a net worth of €5.2 million. It has a credit limit of €513,000 and a Fair-Trade risk of 67 according to Vision-net. A full Vision-net report is available on application.

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### Agent

To arrange a viewing, please contact sole selling agent



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Price  
On application

VAT  
TBC

