

Investment Opportunity

New Build Roadside Development

For Sale New Starbucks Drive-Thru

Thorton Road, Bradford, BD1 2JD



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Roadside development let to Starbucks and E.ON Next on new 20-year leases.



Offers in excess of £2,100,000 (Two Million, One Hundred Thousand Pounds).



SUMMARY

Opportunity to acquire a Brand New Starbucks Drive Thru and E.ON Next EV Hub located on the busy Thornton Road in Bradford.

New Build Roadside Development

Let to Starbucks & E.ON Next

New 20 Year lease

CPI Linked Rent Reviews

Annual rent of £127,500

Substantial 0.51 acre site

We are instructed to seek offers in excess of **£2,100,000 (Two Million, One Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects an attractive Net Initial Yield of **5.71%**, assuming purchaser's costs 6.30%.



Thornton Road, Bradford, BD1 2JD



£127,500

annual
rent



0.51

substantial
acre site



20 year

lease



CPI

linked rent
reviews



LOCATION

With a population of 534,300 people, Bradford is UK's 6th largest city and 29% of its population is under 20.

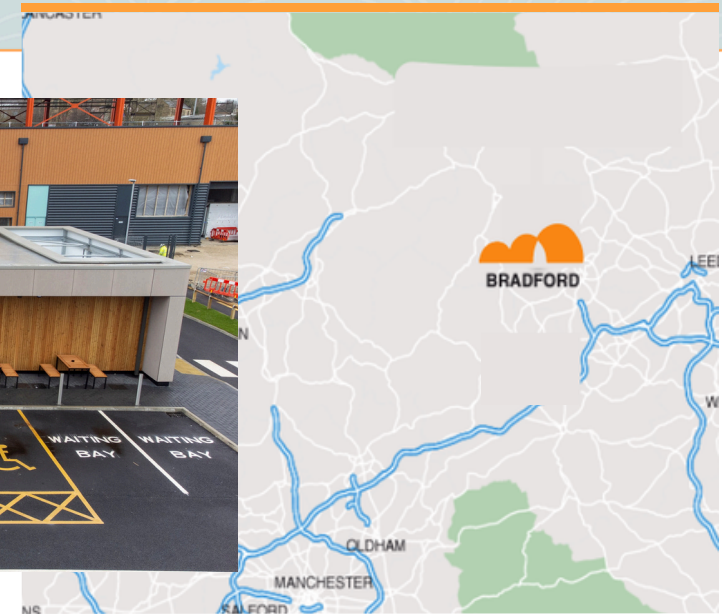
Bradford City Centre is widely regarded as the 'youngest' city in Europe where 29% of people are aged under 20 and almost 25% under 16. Furthermore, the demographic is one of the most diverse throughout the UK.

This growing trend of different cultures and background has enabled the city to bid for the City of Culture on numerous occasions Bradford has been announced as the Winner of UK City of Culture 2025. Hull (2017 winner) has attracted in excess of 5 million people; consequently.

Hull has seen an economic growth where 800 new jobs was created, with 1 in 4 business have recruited staff.



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SITUATION

The Property fronts onto Thornton Road with 22,881 vehicles passing daily.

The site will include the retail unit, 26 parking bays, 8 EV charging bays, disabled parking bays and order waiting bays.

In terms of the wider location, there is a new petrol filling station and shop being developed directly adjacent, and a new £40m Bradford Energy Network 'Energy Centre' is planned behind the site.

The centre will use air source heat pumps and an underground network of pipes to provide low carbon heating to public buildings in the city centre.



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29%
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22,881
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8
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THE DEVELOPER

Harkalm is a leading UK property investment and development company, specialising in the retail, convenience, roadside and education sectors.

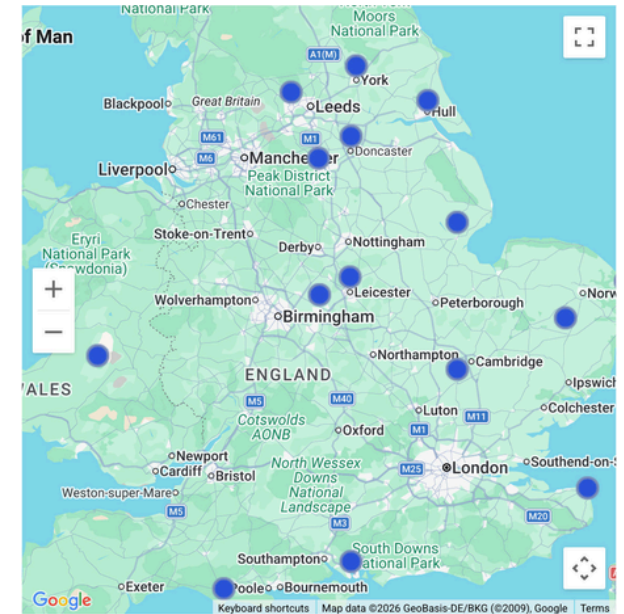
With extensive expertise in the roadside sector, The Harkalm Group partners with occupiers to support their organic growth by identifying, acquiring, and developing high-quality, purpose-built properties across the UK.

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for Harkalm



Harkalm have successfully completed 20 roadside developments in the last five years and committed over £40 million to the roadside sector.

Key Retailer partners'



20 Years
worth of
experience



20
roadside
developments







£40M
invested in
the sector



THE TENANCY

Unit	Drive-Thru	EV Chargers
Tenant	Starbucks Coffee Company (UK) Limited	E.ON Drive Infrastructure UK
Rent	£95,000 p.a.	£32,500 p.a.
Term	20 Years (No Breaks)	20 Years (No Breaks)
Review	5 Yearly CPI cap and collar 1-3% annually compounded	5 Yearly CPI cap and collar 1-3% annually compounded

 <p>£526M turnover</p>	 <p>\$36.2B net revenue in 2024</p>
 <p>£20.M shareholder funds</p>	 <p>17.1% UK market share</p>

STARBUCKS COFFEE COMPANY (UK) LIMITED

Starbucks are the worlds largest coffee company operating in over 50 countries, and with in excess of 17,000 stores.

Starbucks Coffee Company (UK) Limited, established in 1994 and headquartered in Chiswick, London and has an Experian Commercial Delphi score of 92/100 which reflects a Delphi Rating of Very Low Risk.

For the year ending December 2024 Starbucks Coffee Company (UK) Limited reported Turnover: £526 million an Year-on-year change: 22.24% increase in turnover vs prior year and Cash balance: £20 million



During the same global financial year, Starbucks Corporation's consolidated net revenue reached \$36.2bn, representing a 1% increase compared with the previous year, despite a 2% decline in global comparable store sales.

www.starbucks.com



E.ON NEXT

E.ON Next is a new part of the E.ON group, focusing on providing renewable energy to customers across the UK. E.ON Drive Infrastructure is a charge point operator that combines network development, construction and operation of public charging infrastructure.

E.ON UK is a British energy company and one of the largest suppliers of energy in the UK, It is a subsidiary of E.ON of Germany and one of the Big Six energy suppliers.

As of July 2023, E.ON Next has a 17.1% UK market share of domestic electricity supply and 14.4% UK market share of domestic gas supply. The company currently employs between 1000-5000 employees.

The Uk division for 2023 E.ON has posted a pre-tax profit of £49m for 2023, according to newly-filed accounts with Companies House.ne

www.eonnext.com



PROPOSAL

We are seeking offers of **£2,100,000 (Two Million, One Hundred Thousand Pounds)** for the freehold interest subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of 5.71% assuming purchasers costs of 6.30%.

Anti Money Laundering: The purchaser will need to satisfy both the vendor and Agent's Anti Money Laundering polices.



£2.1M

for the freehold interest



5.71%

Yield



Elected
for VAT



Tenure
freehold

CONTACT DETAILS

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