

NEW STARBUCKS DRIVE THRU - THORNTON RD, BRADFORD, BD1 2JD

CGI



FOR SALE



STARBUCKS

e-on
next



MARK
BREARLEY
&
COMPANY
01274 595999

INVESTMENT SUMMARY



Opportunity to acquire a Brand New **Starbucks Drive Thru** and **E.ON Next EV Hub** located on a the busy Thornton Road in Bradford. Development works began in in **Q3 2025** and the project will complete in mid **November 2025**.

- New Built Roadside **Development**
- Let to **Starbucks & E.ON Next**
- New **20 Year** leases
- **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%.



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.

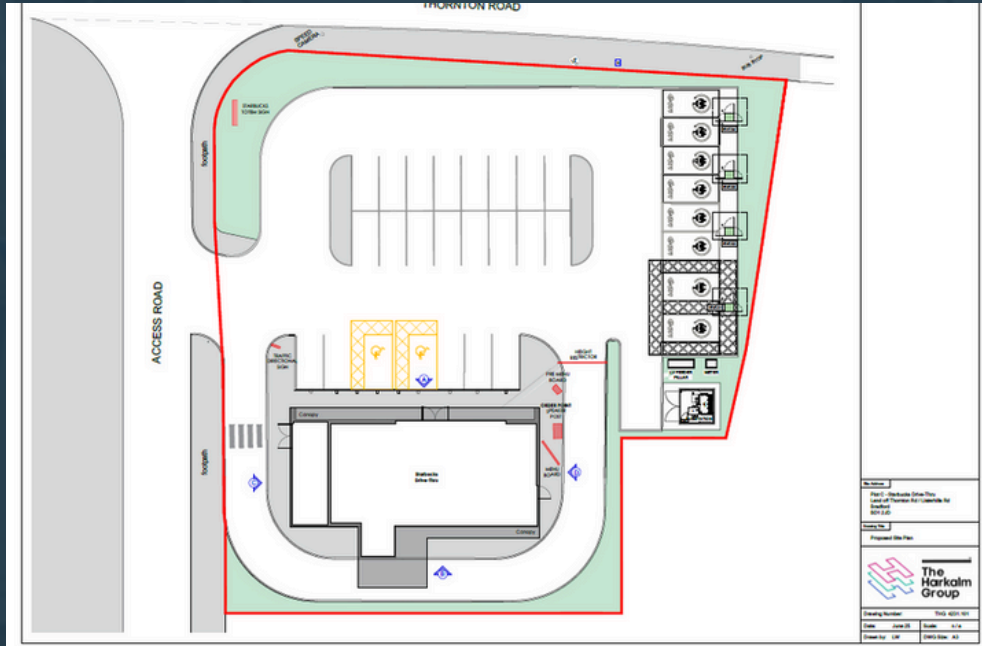
This growing trend of different cultures and background has enabled the city to bid for the City of Culture on numerous occasions Bradford has been announced as the **Winner of UK City of Culture 2025**. Hull (2017 winner) has attracted in excess of 5 million people; consequently, Hull has seen an economic growth where 800 new jobs was created, with 1 in 4 business have recruited staff.



BRADFORD 2025
UK City of Culture



SITUATION



The Property fronts onto Thornton Road with **22,881 vehicles** passing daily (according to Government records).

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.

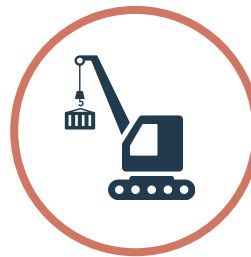
DEVELOPMENT TIMELINE



Planning
submitted



Planning
secured
Q3 2024



Start
on site
Q2 2025



Practical
completion
Q4 2025



Fit out/open
for business
Q1 2026

THE DEVELOPER



The Harkalm Group 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.

Harkalm have successfully completed **20 roadside** developments in the last five years and committed over **£30 million** to the roadside sector.

www.harkalm.com



KEY RETAIL PARTNERS



COVENANT



23.5 Degrees is Starbucks' first and largest UK franchisee. They opened their first store in February 2013 and now have 110 stores (73 of which are Drive Thru) across the UK with another 25 in the pipeline over the next year they continue to go from strength to strength. www.23-5degrees.com

In October 2024 **23.5 Degrees** was acquired by **Starbucks Coffee Company**.

Operating in over **50 countries**, and with in excess of **17,000 stores**, Starbucks are the worlds largest coffee company. For the year ending 29th September 2023, Starbucks Coffee Company (UK) Limited reported a turnover of £547m For the same period the company reported shareholders' funds of £38m. www.starbucks.com

Starbucks' net revenue reached 29.46 billion U.S. dollars in 2023. This shows an increase over the previous year's total of 26.58 billion U.S. dollars. www.starbucks.com

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. www.eonnext.com

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 **E.ON** has posted a pre-tax profit of £49m for 2023, according to newly-filed accounts with Companies House www.eonenergy.com

TENANCY



| Unit | Tenant | Rent | Term | Reviews |
|-------------|--------------------------------------|--------------|-------------------------|--|
| Drive-thru | 23.5 Degrees Limited | £95,000 p.a. | 20 Years (No Breaks) | 5 Yearly CPI cap and collar 1-3% annually compounded |
| EV Chargers | E.ON Drive Infrastructure UK Limited | £32,500 p.a. | 20 Years (No Breaks) | 5 Yearly CPI cap and collar 1-3% annually compounded |

ANTI MONEY LAUNDERING

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

TENURE

Freehold.

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%.

VAT

The property is elected for VAT.

CONTACT

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