

Starbucks Drive-Thru, Cargo Fleet Lane Middlesbrough TS3 8EJ

Newly Developed
Purpose Built
Drive-Thru Investment

www.acutus.co.uk

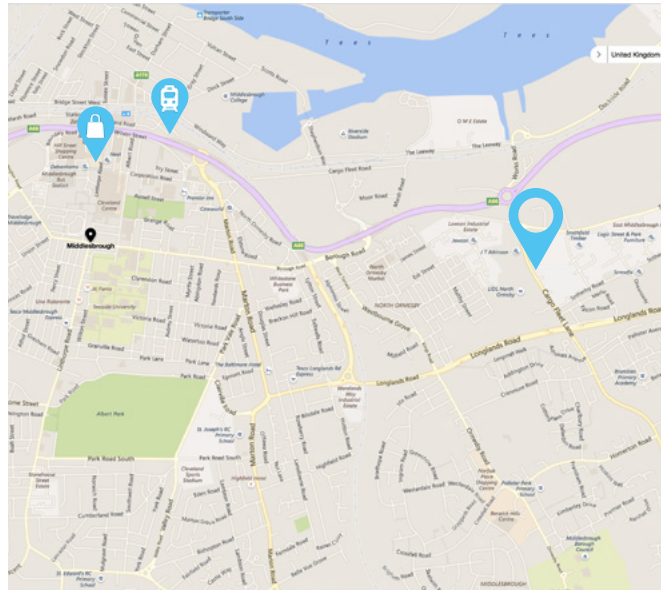
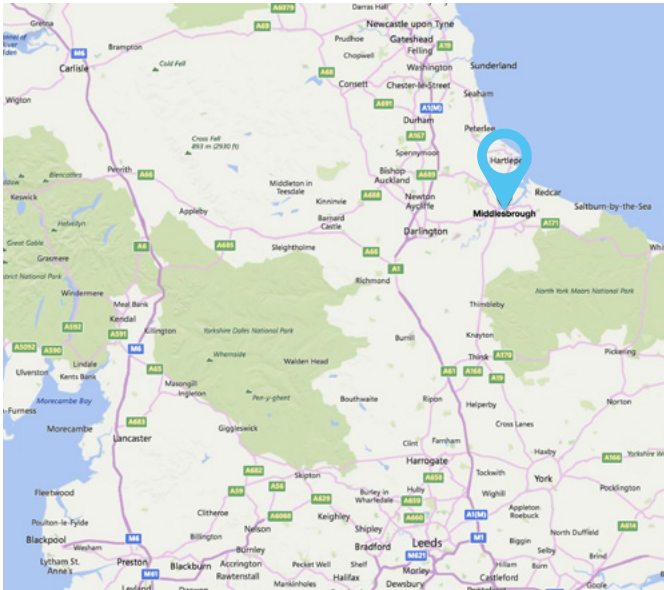


Investment Summary

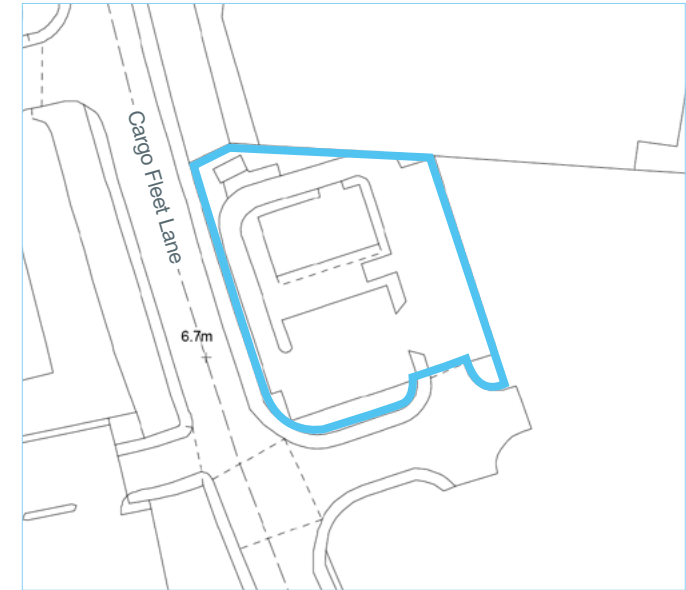
- Freehold
- Strategically located off A66 in established trade counter location
- Entirely let to 23.5 Degrees Limited t/a Starbucks until 20/05/2038 (subject to break options)
- 9½ years term certain
- Currently producing £73,288.80 per annum
- Newly developed and well configured drive-thru site with car parking
- We are seeking offers in excess of **£1,150,000 subject to contract and exclusive of VAT**. A purchase at this level will reflect a **Net Initial Yield of 6.02%** after standard purchaser's costs.



Location and Situation



Description



Middlesbrough is a substantial town situated on the south side of the River Tees and is an important regional centre with a large catchment population. Durham is located 22 miles to the north-west with Newcastle also situated 35 miles to the north-west. York and Leeds are located 50 and 65 miles to the south respectively.

The property benefits from excellent road communications being situated just off the A66 which provides direct access to Middlesbrough town centre, Darlington, the A1(M) and the wider motorway network.

Middlesbrough railway station is located in the heart of the town centre and provides direct services to Newcastle, York and Leeds.

Middlesbrough is well served by air with Durham Tees Valley International Airport located a short distance to the south-west and Newcastle Airport located approximately 40 miles to the north.

The property is situated in a well established trade counter/industrial location on the east side of Cargo Fleet Lane, a busy arterial route between the A66 and A174 and is the principal trading location to the east of the town centre. Nearby occupiers include Lidl, McDonald's, Screwfix, Howdens, Jewson, Enterprise Rent-A-Car, Dulux Decorator Centre and car dealerships including Ford, Vauxhall, Seat and Nissan. Additionally, the Riverside Stadium, home to Middlesbrough FC is also close by.

The property comprises a newly constructed purpose built drive-thru restaurant totalling 175.12 sq m (1,885 sq ft). Construction works were completed in June 2018 and the unit has been fitted out in Starbucks current corporate branding. The property benefits from significant prominence to Cargo Fleet Lane, a well configured site and marked parking spaces for 29 cars.



Tenure

Freehold

Tenancy

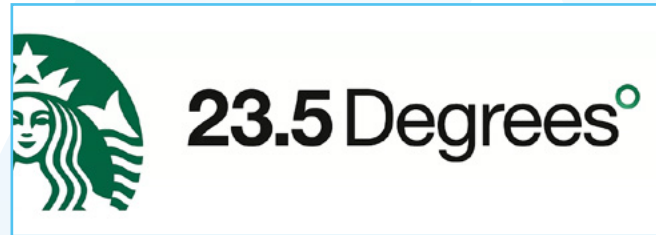
The property is entirely let to 23.5 Degrees Limited t/a Starbucks for a term of 20 years from 21/05/2018 until 20/05/2038 on a full repairing and insuring lease.

The current passing rent is £73,288.80 per annum. The tenant is currently benefitting from a rent free period due to expire 20/05/2019. Vendor to top up rent free.

The rent is reviewed on 21/05/2023 and five yearly thereafter on an upwards only basis to Open Market Rental Value.

The lease provides for tenant break options on 21/05/2028 and 21/05/2033.

Covenant



23.5 Degrees was Starbucks first UK franchised business partner. The company opened their first unit in February 2013 and now have 55 units across the UK with another 23 sites planned over the next year.

For further information please visit;
www.23-5degrees.com

EPC

EPC rating of B - 35. A copy of the certificate is available on request.

VAT

VAT is applicable to this property. It is therefore anticipated that the sale will be treated as a transfer of a going concern (TOGC).

Proposal

We are seeking offers in excess of **£1,150,000 subject to contract and exclusive of VAT**. A purchase at this level will reflect a **Net Initial Yield of 6.02%** after standard purchaser's costs.





Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Charlie Powter
+44 (0)20 7034 4853
charlie.powter@acuitus.co.uk

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