
COSTA LIMITED

Tungsten Park | Wellington Road | Brackley | Northamptonshire | NN13 6RE

PRIME, LONG INCOME MODERN DRIVE THRU INVESTMENT OPPORTUNITY



DRIVE-THRU COSTA

INVESTMENT CONSIDERATIONS

- Newly constructed drive-thru unit
- GIA of 1,800 sq. ft. (167 sq. m.)
- Let to Costa Limited
- 15-year lease providing 13.75 years to expiry
- Initial income of £70,000 per annum, which equates to a reversionary rent of £38.89 per sq. ft. Prime regional coffee drive thru rents now stand at £50.00 per sq. ft.
- 5 yearly RPI-linked rent reviews collared and capped at 1% - 3%, annually compounded
- Freehold

PROPOSAL

Offers sought in excess of **£1,200,000** subject to contract and exclusive of VAT. The purchase price would equate to a **Net Initial Yield of 5.50%**, assuming standard purchaser's costs of 5.96%.

LEASE SUMMARY

TENANT	Costa Limited
LEASE START	01/07/2022
LEASE EXPIRY	30/06/2037
UNEXPIRED TERM (BREAK)	13.75 years unexpired
RENT P.A.	£70,000 (£38.89 per sq. ft.)
RENT REVIEW	01/07/2027 & 01/07/2032
RENT REVIEW MECHANISM	RPI-linked rent reviews collared and capped at 1% - 3%, annually compounded
EPC	A (22)

COVENANT

Founded in 1971 and with over 3,800 stores across 31 countries and over 18,000 employees, Costa Coffee is the second largest coffeehouse chain in the world and the largest in the UK. The Coca Cola Company acquired Costa Coffee in 2019 for \$4.9BN.

A summary of the company's accounts is set out below.

COSTA LIMITED (1270695)	52 weeks to 31/12/2021	52 weeks to 31/12/2020	43 weeks to 31/12/2019
Turnover	£923,174,000	£603,558,000	£880,587,000
Pre-Tax Profit	(£42,370,000)	(£222,103,000)	£5,336,000
Tangible Net Worth	£245,835,000	£257,650,000	£440,304,000





BTC Racing

Brackley Medical Centre

Brackley Care Home

ePac Flexible Packaging

EASY BATHROOMS
SIMPLY LUXURIOUS

Sainsbury's

To Brackley Town Centre

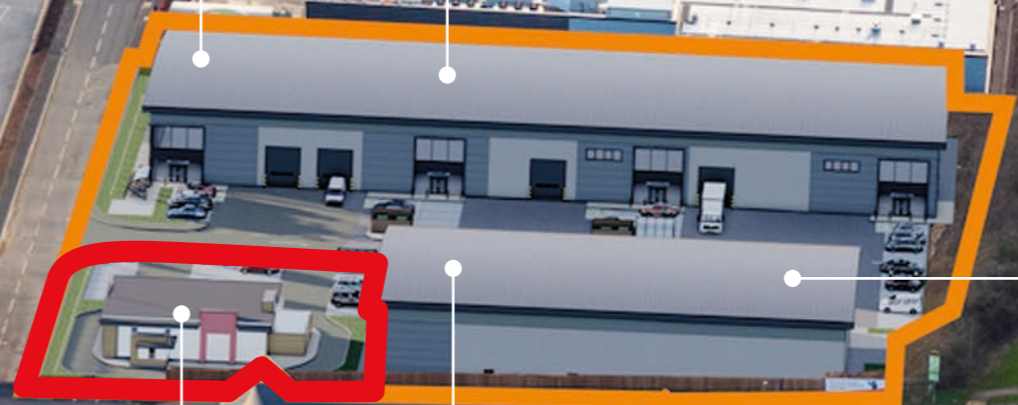
International Applications

SCREWFIX

Multimatic Motorsports

HOWDENS
JOINERY CO.

To J10 M40



REXEL
ELECTRICAL SUPPLIES

A43

COSTA

MARSTON'S
BEER COMPANY

TOOLSTATION

To J15A M1



LOCATION

Brackley is an affluent market town in Northamptonshire. The town is situated approximately 68 miles northeast of London, 21 miles west of Milton Keynes and 22 miles north of Oxford.

Brackley is well served by the A43 dual carriageway, which bypasses the town, linking it to Junction 15A of the M1, Towcester and Northampton in the northeast, and Junction 10 of the M40 motorway and Bicester to the southwest.

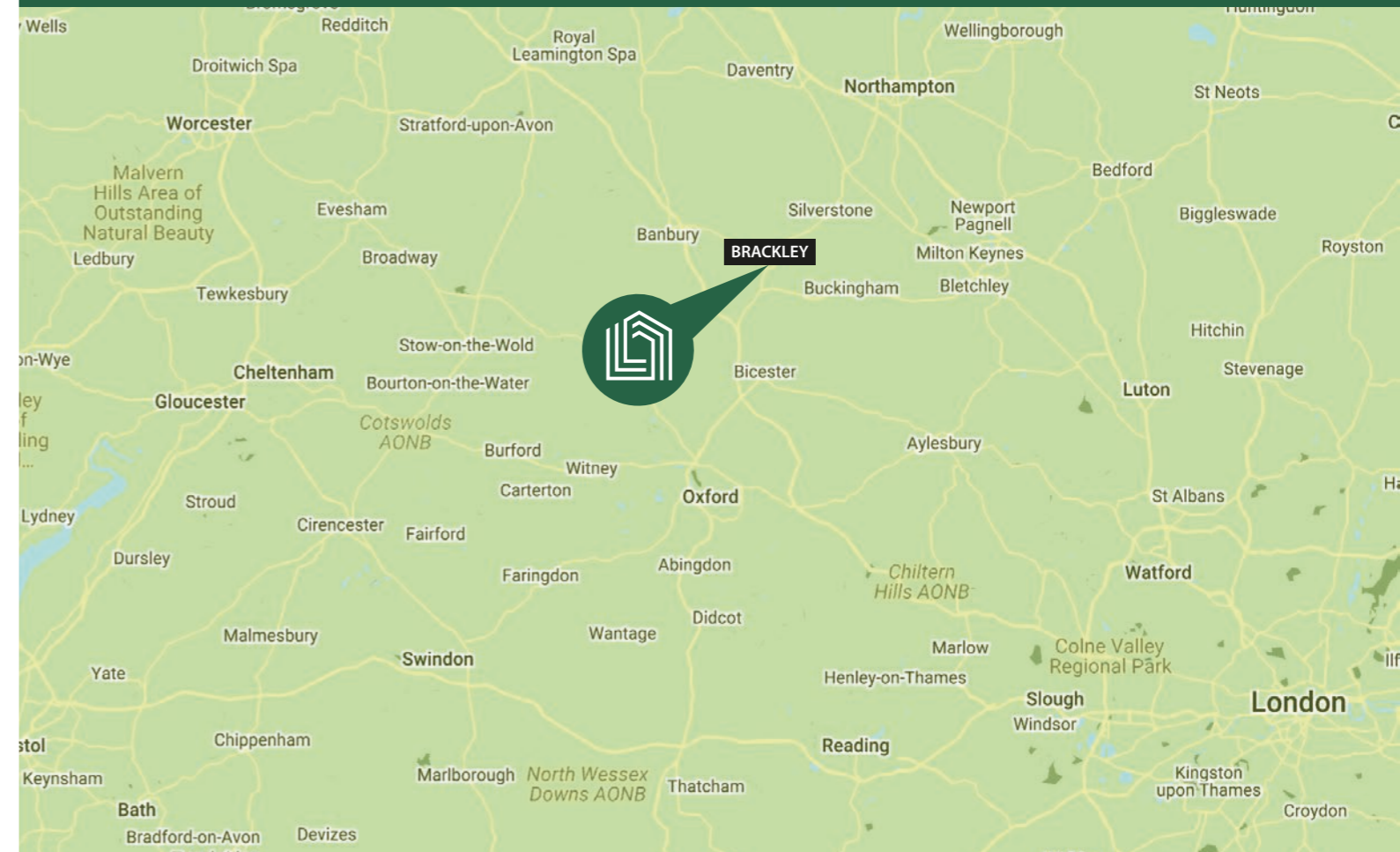
SITUATION

Tungsten Trade Park is prominently situated on a recently developed mixed-use scheme, less than a mile north of Brackley town centre. The development consisted of a new hospital, medical centre, care home, pharmacy, supermarket, petrol-filling station. Arrow Park, adjacent to the property comprises a 97,964 sq. ft. multi-unit industrial scheme developed by Albion Land in 2017.

Tungsten Trade Park is accessed off the Northampton Road, the main arterial route running through Brackley. The park is situated adjacent to the A43 Brackley bypass dual carriageway, which provides direct access to Junction 10 of the M40 to the south, and Junction 15A of the M1 to the north. The park lies directly to the north of Sainsbury's supermarket and adjacent to Arrow Park industrial estate.

ROAD	DISTANCE	DRIVE TIME
M40	8 MILES	11 MINS
A5	10 MILES	11 MINS
M1	16 MILES	17 MINS
M6	32 MILES	38 MINS

CITY	DISTANCE	DRIVE TIME
MILTON KEYNES	21 MILES	27 MINS
OXFORD	22 MILES	35 MINS
BIRMINGHAM	60 MILES	1 HR 6 MINS
LONDON	68 MILES	1 HR 17 MINS





VAT

The property is elected for VAT and VAT will be chargeable on the purchase price. It is anticipated that the sale will be dealt with by way of a Transfer of a Going Concern.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from successful purchasers.

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6 The Old Post Office, Old Market Square, Warwick, CV34 4RA

CONTACT

For further information or if you wish to arrange a viewing please do not hesitate to contact:

ANDREW FRANCK-STEIER

M: 07798 647 640
afs@atlasre.co.uk

BEN BLACKWALL

M: 07798 647 836
bb@atlasre.co.uk