STARBUCKS™

Unit 13, Eden Business Park, Edenhouse Place,
Old Malton, Malton YO17 6AP

FOR SALE

Newly Opened Starbucks with Drive Thru just off the busy A64 between Leeds and Scarborough close to York.

Adjacent to:

LOCATION

The property occupies a position fronting the A169 to the North of Malton centre. The A169 is a key route connecting Malton with Pickering and Whitby, often used by visitors heading to Eden Camp or Eden Business Park, being close to the A64 junction the location offers good connectivity to York located 19 miles away and Scarborough 24 miles away.

Malton is a historic market town in North Yorkshire, England, often celebrated as the "Food Capital of Yorkshire" thanks to its thriving culinary scene, rich heritage, and vibrant community life.

McDonalds with Drive Thru

BP forecourt and convenience store

- Newly built and open **Starbucks Drive Thru** of **1,800 sq ft** (167 sq m).
- Part of a new development that includes **McDonalds, BP** petrol forecourt and convenience store, **John Deere** and **National Highways.**
- The Tenant is **EG on the Move** company reg 14960308.
- On site car park for **41 cars.**
- Traffic flows of **12,126 vehicles** passing the road per day of which **80% are cars.**
- Rent of **£120,000 per anum** on a new **15 year lease.**

Just off the A64 to the North of Malton.

1,800 sq ft on a 0.628 acres site.

On the route toThe North York Moors.

12,126 vehicles passing per day.

BP petrol station on the same development.

The traffic flow confirms 12,126 vehicles per day pass the road with 80% being cars. The property is next to a number of new developments which include Macdonalds and a BP petrol forecourt with convenience store while John Deere farm supplies and National Highways are also in the immediate vicinity on Edenhouse Road.

PROPERTY

The property comprises a Starbucks Drive thru of 1,800 sq ft (167 sq m) and 41 Car parking spaces.
Starbucks opened in December 2025.

TENANCIES

Tenant – EG on the Move Company registration 14960308
Lease 15 years from 28th November 2025.
Rent reviews – 5th and 10th upward reviews capped and collared at 1 and 3 % per annum CPI. Rent - £120,000pa

COVENANT

EG on the Move (14960308)) is a major forecourt, convenience and drive thru operator in the UK and has expanded with a number of acquisitions more particularly the purchase of Applegreen in 2025. Currently they operate approximately 151 forecourts and 209 food concessions with a number of new sites under development.

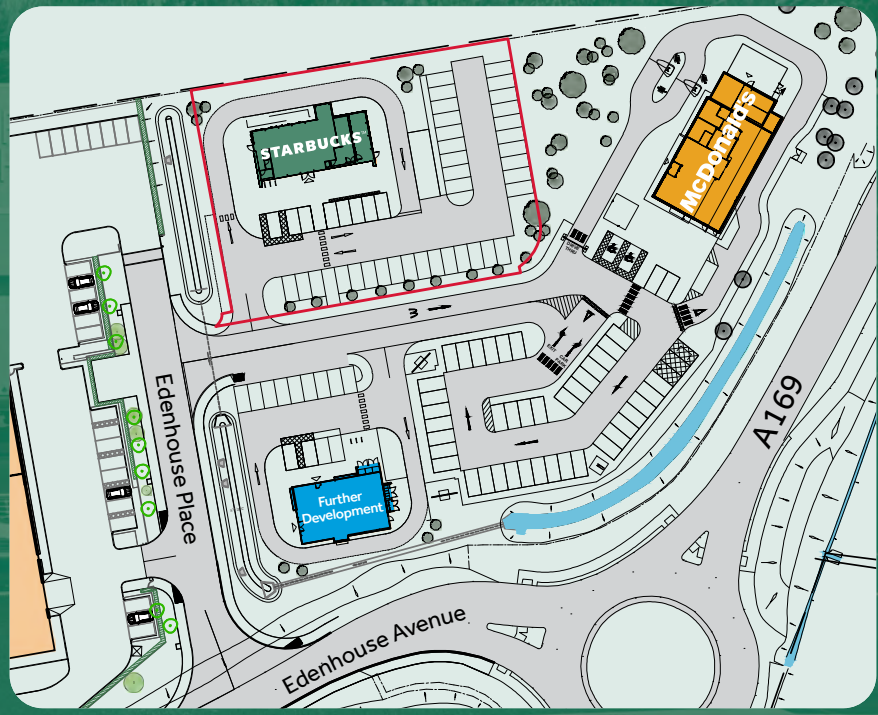
VAT

Vat is applicable but transfer can be done as a TOGC.

PRICE

£2 m which reflect a Net Initial Yield of 5.66% assuming 5.85% in purchasers costs..

VIDEO LINK



FURTHER INFORMATION

Please contact the sole agents :

David Williams BSc (Hons) MRICS
Mob +44 7980 832 593
DD 02920 820 442
Emanuel Jones
6 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW

MISREPRESENTATION ACT: Emanuel Jones. for themselves and for the vendors or lessors of this property whose agents they give notice that: (1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Emanuel Jones has any authority to make or give any representation or warranty whatever in relation to this property.

ANTI-MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the succesful purchaser. February 2026