STARBUCKS™

ABERCYNON - A470 - NORTHBOUND - CF45 4YX

DRIVE THRU

FOR SALE

- 38 Car parking spaces on site
- Annual rental of £78,266 until September 2045
- Let to Magic Bean Co Ltd a major Starbucks franchisee

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LOCATION

The property occupies a prominent position directly off the A470 - one of Wales's busiest arterial routes linking Cardiff, Pontypridd, Merthyr Tydfil, and the Valleys. The area has seen sustained regeneration, rising commuter demand.

As such the road benefits from a high average annual all motor vehicle daily traffic count of 40,213. Taken over the last 3 years from 2020 (Department for Transport).

PROPERTY

The property comprises a Starbucks Drive thru of 1,850 sq ft and 38 Car parking spaces.

TENANCIES

The whole property is let to Magic Bean Co. Limited (Company number 08384894) £78266 pa on a lease expiring 23rd September 2045 subject to upward only reviews in 2030, 2035, 2040, Review is capped and collared at 1% and 3% and there is a tenant only break on the 24th September 2035.

COVENANT

Magic Bean Co Limited is a major Starbucks Franchisee incorporated in 2013 and was one of the first Starbucks Franchisees in the Uk. They currently operate throughout Wales and England as of year end September 2024 they had a revenue of £31.7 m and operated 38 trading sites.

VAT

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

PRICE

£1,400,000 which equates to a net initial yield of 5.25% assuming purchases costs of 6.21%.

FURTHER INFORMATION

Please contact the sole agents :

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