emanueljones

For Sale

Drive Thru Development Opportunity

Foundry Road, Swansea, SA6 8DU

- Prime drive thru development
- New 999 year leasehold
- £395,000
- Agreed lease to Starbucks

029 2081 1581

www.emanuel-jones.co.uk

KFC
BURGER KING
ASDA
eg Group
CASTLE
McDonald's
A4067 - Neath Road
MATALAN

Location

Swansea is the commercial and academic centre of west Wales, serving a regional population of 560,000 and supported by two universities with more than 24,000 students. The city is forecast to grow by 10.4% by 2036 and benefits from major public sector employers including the DVLA and HM Land Registry.

Significant investment is underway through the £1.3 billion Swansea Bay City Deal, expected to deliver 10,000 jobs and £1.8 billion of economic uplift. Swansea Council's 'Shaping Swansea' programme and its £750 million partnership with Urban Splash will further accelerate regeneration.The city benefits from excellent connectivity via four M4 junctions and an intercity rail station enhances accessibility, while the Gower Peninsula's AONB status supports a strong tourism sector attracting 4.7 million visitors annually.

The subject property is situated on Foundry Road, just off Neath Road (A4067), one of the main arterial routes into Swansea. Occupying a prominent position sitting just north of the A4067, the property boasts a highly-visible location.

Description

The development opportunity comprises a prominent parcel of land fronting Neath Road, a high traffic arterial route. The site is currently used as car parking for the adjoining Matalan retail warehouse. The immediate area is anchored by strong national operators, including a McDonald's drive thru adjacent to the property, with an Asda superstore located within a two minute drive.

Planning

The site has the benefit of planning permission for an 1,800 sq ft drive thru unit with 19 car parking spaces.

Planning app REF - 2025/1394/FUL

Lease Agreement

There is an agreement for lease between the seller and The Magic Bean Co. Limited T/A Starbucks (Company Number 08384894) for the drive thru unit. Terms are as follows:

Term – 20 years
Rent - £100,000 per annum
Rent free period – 3 months
Tenant break option – 15 years
Rent reviews – Years 5, 10 & 15 (cap and collar 1-3%)

Covenant

The Magic Bean Co. Limited (Company No. 08384894) is a major Starbucks franchisee, incorporated in 2013 and among the first to operate under the Starbucks franchise model in the UK. The company trades across England and Wales and, as at the year ending September 2024, reported revenues of £31.7m with 38 operating sites. A Credit Safe report can be provided on request.

Technical Information

The following information can be made available to interested parties:

- Agreement for lease with The Magic Bean Co. Limited T/A Starbucks
- Credit Safe report of The Magic Bean Co. Limited
- Planning and SAB consents
- Detailed proposed plans
- Draft 999 year lease

VAT

The property has been elected for VAT.

Contact Us:
029 2081 1581

Tenure

The site will be sold long leasehold (999 years) at a peppercorn rent.

Proposal

We have been instructed to seek offers of **£395,000** (Three Hundred and Ninety Five Thousand Pounds) for the long leasehold interest, subject to contract and exclusive of VAT.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms. The site will be sold long leasehold (999 years) at a peppercorn rent.

Further Information

For further information please contact a member of the Emanuel Jones team:-

Contact: Rhys Williams / David Williams

Email: rhys@emanuel-jones.co.uk

david@emanuel-jones.co.uk

Subject to Contract and Availability

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