

Brand New Drive-Thru Investment



Costa
Snargate street, Dover CT17 9EF

COSTA

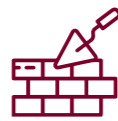


Investment Summary

- A Brand New Costa Drive-thru.
- Highly prominent roadside location.
- A20 Arterial route into Dover.
- Let to Costa Ltd.
- 15 year lease without break.
- 30 year highly reversionary lease to Europe's largest EV charging operator.
- Let to Fastned UK Ltd guaranteed by Fastned BV.
- Fastned have opened their 300th charging station.
- At the heart of an ongoing £250m regeneration scheme.
- **Total Income of £135,000.**
- **NIY 5.5%.**
- **Potential reversion in year 6 to 7.92%**

Description

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DRONE VIDEO OF
THE SITE >



This purpose-built Costa Drive thru will sit on a site of 0.71 acres.



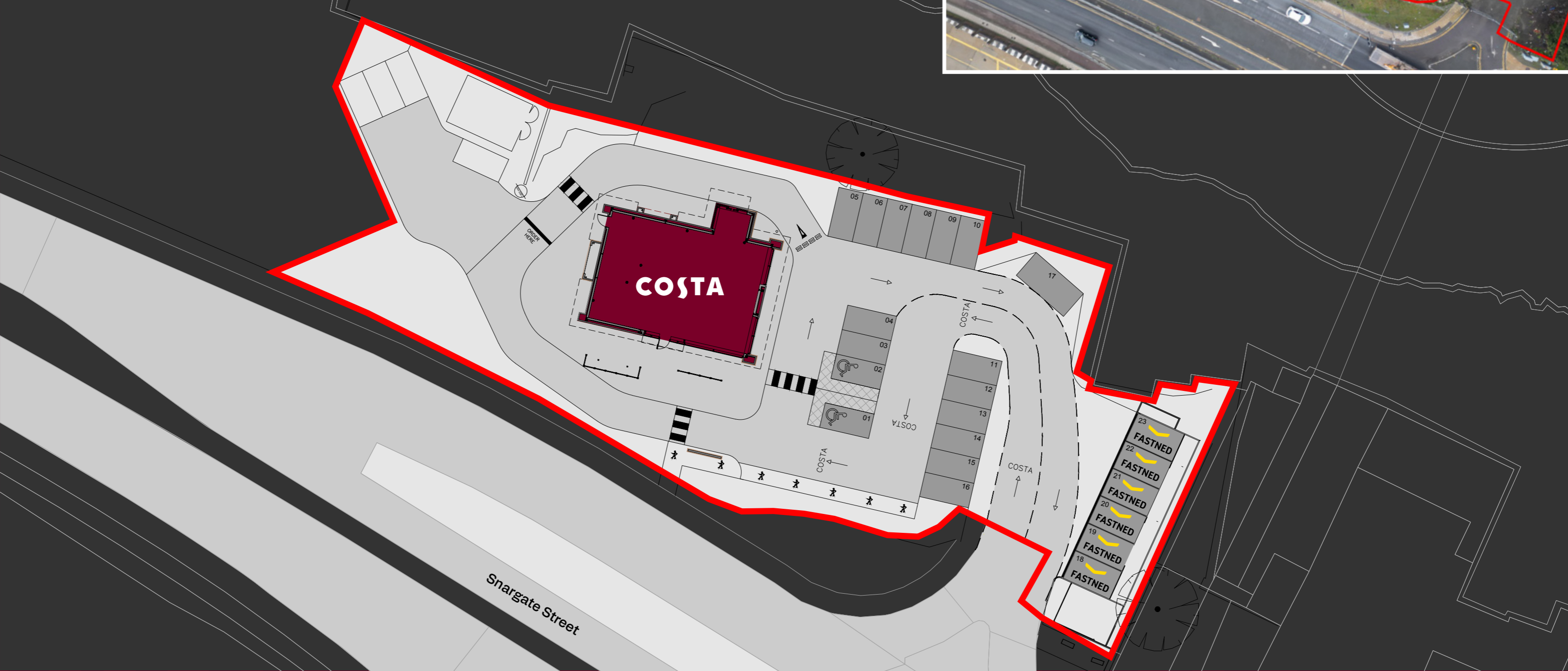
63 Internal Covers and 24 external, with 21 car parking spaces.



The property will extend to 1,800 square feet, Costa's standard drive-thru format.



Fastned, Europe's largest EV charging company will operate 6 fast chargers adjacent to Costa's car park.



Location

Unrivalled location on the main A20 on the gateway to the town of Dover. Directly opposite the main entrance to the Dover Marina.

Under the gaze of Dover Castle the prominent location benefits from heavy through flowing traffic into the Docks, Marina, Ferry Terminal and Dover town itself.

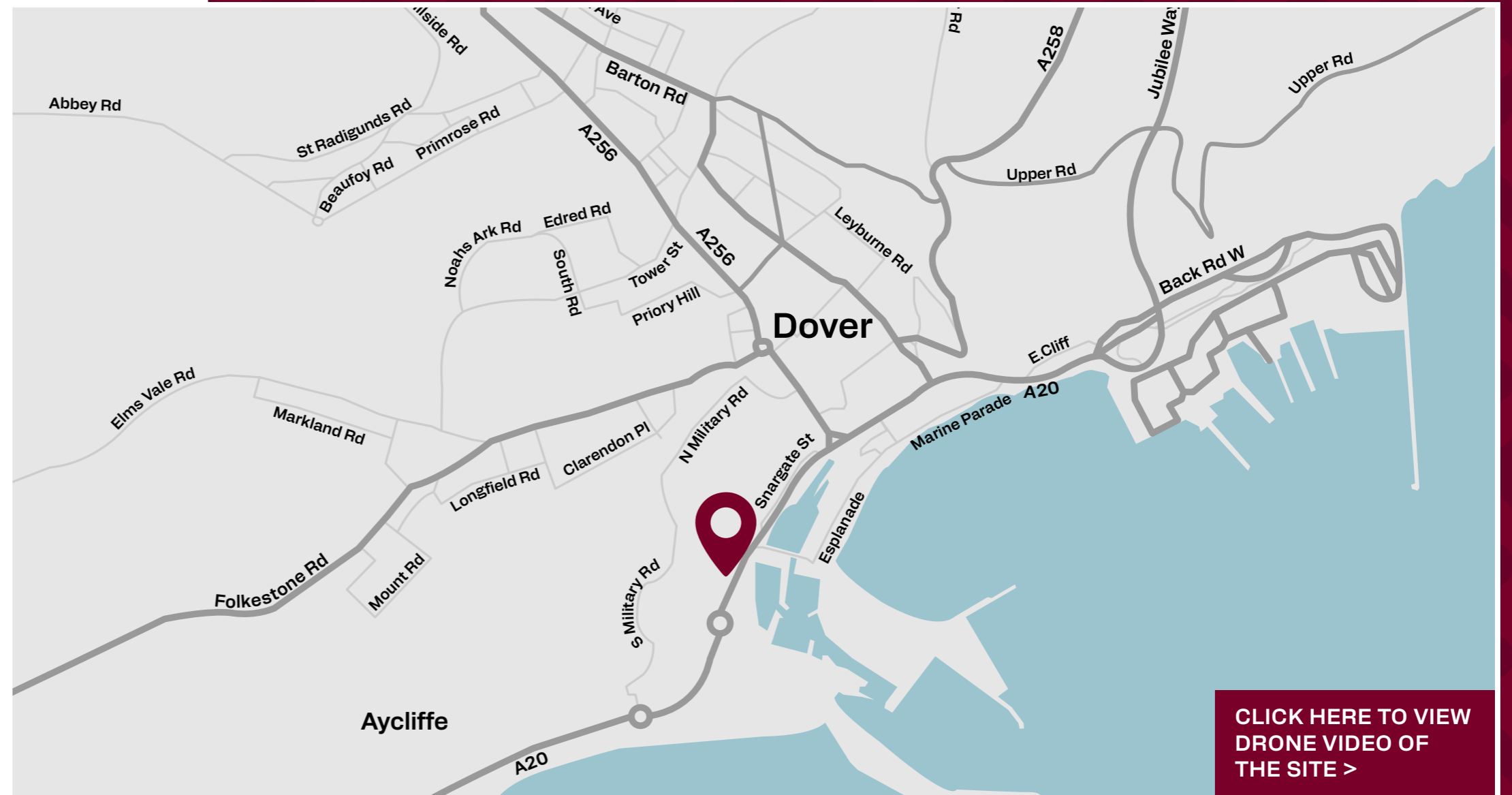
It is an ideal location to charge a vehicle and take a break before boarding a Ferry.

Dover Port and Marina

- Dover port is the busiest ferry port in Europe. It manages 33% of the UK's trade to the EU with goods totaling £144 billion.
- Sometimes referred to as the gateway to Europe the port processes up to 10,000 plus freight vehicles and 200 plus coaches each day. As well as 1.3 million tourists in motor vehicles annually and 160 thousand cruise guests yearly.
- In the year 2022 passengers through Dover rose by 111%.
 - Tourism numbers rose by 271%.
 - Coach numbers rose by 706%.

Dover Marina

The strength of this drive Thru location is enhanced by Dover Marina and Harbour Boards regeneration area adjacent to the site. This is a £250m project providing new commercial, leisure, retail and residential space around the new marina. Officially opened in 2021, development continues with both residential and leisure development ongoing.



[CLICK HERE TO VIEW DRONE VIDEO OF THE SITE >](#)



Tenancy

Costa



- New 15-year lease to Costa Ltd. (no break).
- Commencing Rent £105,000 pa.
- 5 yearly reviews in line with CPI (collar and cap of 1% and 3%).

Tenant Covenant

- Costa Coffee is the largest coffee house retailer in the UK and the second largest in the world.
- Costa Coffee, founded in London in 1971, currently operates 14,321 outlets in the UK as of January 2023. They have more than 1,400 outlets across 33 markets globally. In 2022 they reported an increase of 21% in sales on the previous year reaching £1.117 billion gross profit. Their spokesperson claims their omnichannel approach is the key to their success.
- Amongst the European coffee market Costa also has the largest number of outlets of any chain making it a familiar hotspot for all visitors.
- The latest D&B report suggests Costa has a low risk score and are in a very stable condition with a tangible net worth of £362,372,000.
- A link to the full Dun & Bradstreet report can be seen [here](#) for Costa Ltd.
- Costa Ltd is owned ultimately by The Coca Cola Company in the US. Their global power is well known and there is strong financial evidence for this, in the year ending September 2023 total gross profit levelled \$26.631 billion, a 7.52% increase on the prior year.

Fastned



- New 30-year lease
- Commencing base rent £30,000 pa.
- 5 yearly reviews to base rent in line with RPI (collar and cap 1% and 3%).
- Rent top up based on usage to be realised in year 6 and perpetuating each year thereafter capped at a total of £75,000 (Cap subject to index linked increases).

Tenant Covenant

- Fastned is widely recognized as a leading and commendable electric vehicle (EV) charging company. Their dedication to utilising renewable energy sources such as wind and solar, underscores its commitment to sustainability, minimizing the carbon footprint associated with electric vehicle usage.
- As of December 2023, there were 300 Fastned EV charging stations across Europe, home to 1,500+ charging points. This marked a 50% increase in the total chargers available the year before.
- Fastneds typical strategy is to implement their chargers directly next to high volume highways and urban centers. This couples perfectly with the extreme volume of traffic received through Dover daily.
- The latest D&B report suggests that Fastned UK, as a new company, are a low moderate risk and are in a stable condition. Their tangible assets value at £4,352,930, due to their rapid growth plan that is seeing them expand exponentially over the UK EV market.
- A link to the full Dun & Bradstreet report can be seen [here](#) for Fastned UK.

Proposal

Full planning consent has been obtained and AFL's have been concluded with both Costa and Fastned. Our clients start on site in March 2024 with a practical completion in August.

Our clients are looking to agree a forward sale of this development to complete on practical completion. **Offers in excess of £2.3m** are sought equating to a **net initial yield of 5.5%**.

Tenure

Freehold.

Estate service charge

A maintenance charge for the service road is payable by Fastned to Costa. More details available upon request.

AML

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

EPC

An EPC certificate will be made available upon pratical completion.

VAT

The property will be elected VAT.

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