

LONG INCOME COFFEE DRIVE-THRU AND GYM INVESTMENT OPPORTUNITY

STARBUCKS & PUREGYM, THE STRAND, LONGTON, STOKE-ON-TRENT ST3 2PD

TENANT'S
OPENING
SUMMER 2026



PK3
AGENCY

INVESTMENT SUMMARY

- Mixed use long income investment in Longton, Stoke-on-Trent, Staffordshire
- Longton is one of the six towns that make up Stoke-on-Trent approximately 3 miles from Stoke-on-Trent, 45 miles south of Manchester and 45 north of Birmingham
- Situated off the A50, a key expressway route between M6 Motorway in the west, with the M1 Motorway in the east
- The property comprises a gym and a coffee drive thru unit
- Total gross internal floor area of 13,340 sq ft
- Drive thru unit let to Starbucks Coffee Company (UK) Ltd for a term of 20 years
- Initial rent of £100,000 (£54.34 psf) per annum to be reviewed 5 yearly in line with RPI annually compounded (1-3% cap and collar)
- The gym is to be let to PureGym Limited for a term of 15 years (Tenant break option on the 10th anniversary)
- Initial rent of £110,000 (£9.56 psf) to be reviewed 5 yearly in line with RPI annually compounded (1-3% cap and collar)
- Additional income from 8 EV charging bays let to Be. EV for a term of 20 years at £36,000 per annum (£4,500 per charger)
- Total rental income of £246,000 per annum
- AWULT of 17.7 years to expiries (15.5 years to break)
- Freehold



OFFERS IN EXCESS OF
£3,185,000 (STC)



7.25%
NET INITIAL YIELD



8.41%*
REVERSIONARY YIELD (2031)

* assumes CPI growth of 3.00% per annum

LOCATION

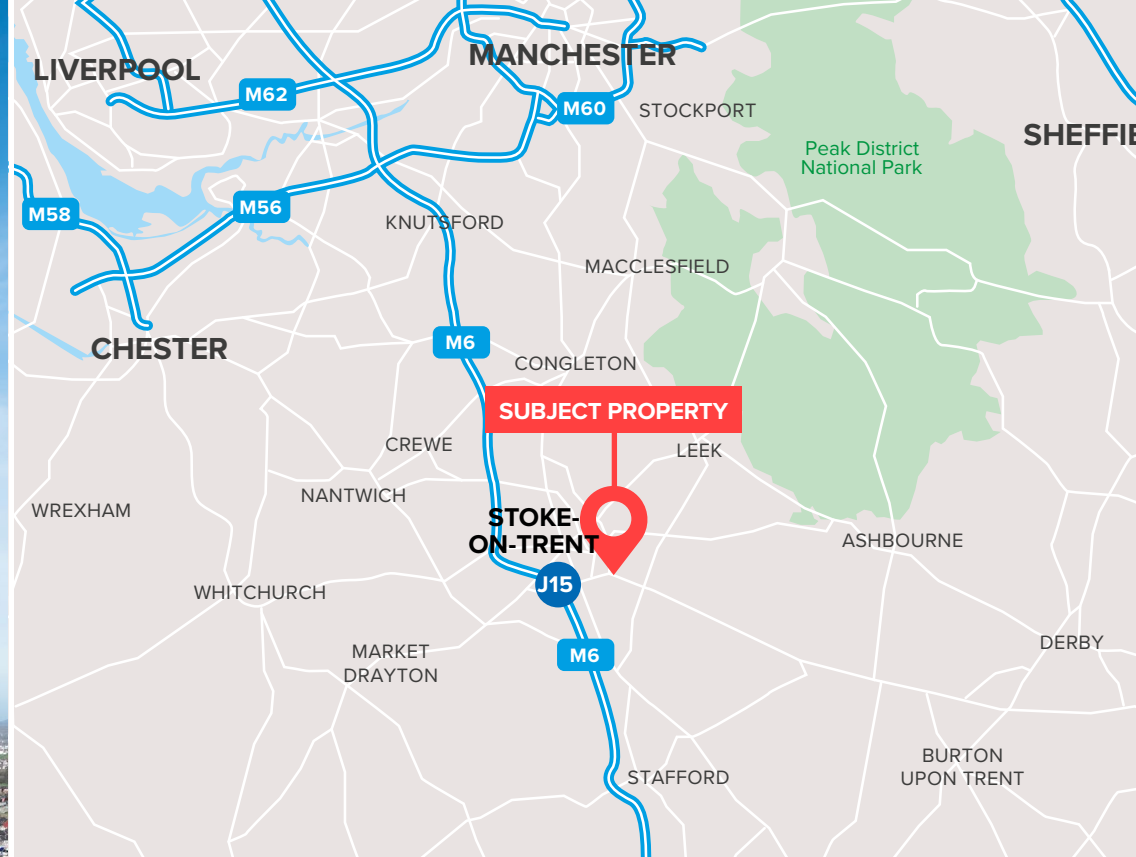
Longton is one of the six towns that make up Stoke-on-Trent approximately 3 miles from Stoke-on-Trent, 45 miles south of Manchester and 45 north of Birmingham.

The town has an estimated population of 27,000 which increases to 258,400 (2021 census) across the wider borough with 2024 estimates suggesting it has grown to approximately 270,425.

The property is situated along The Strand with frontage onto the A50 Uttoxeter Road, a key expressway route between M6 Motorway in the west, with the M1 Motorway in the east.

The A50 Uttoxeter Road sees in excess of 80,000 vehicle movements each day.

Longton railway station is located less than half a mile away and provides regular services on the Crewe – Derby line.



LOCATED CLOSE TO LOCAL AMENITIES AND MAJOR RETAILERS



POPULATION OF 27,000 INCREASING TO 258,400 ACROSS THE WIDER BOROUGH (2021 CENSUS)



FRONTAGE ONTO THE A50, A KEY EXPRESSWAY BETWEEN THE M6 AND M1 MOTORWAYS



80,000 VEHICLE MOVEMENTS EACH DAY ALONG THE A50



LONG INCOME COFFEE DRIVE-THRU AND GYM INVESTMENT OPPORTUNITY
STARBUCKS & PUREGYM, THE STRAND, LONGTON, STOKE-ON-TRENT ST3 2PD



**ESTABLISHED
COMMERCIAL
LOCATION OFF
A50 IN LONGTON
TOWN CENTRE**

SITUATION

The accompanying map shows the nearby competing gym and coffee drive thru units in the area.

The supply of gyms in Longton comprises local, independent operators, none of which are operational 24 hours a day. The nearest competing national gyms are JD Gyms, Stoke (1.1 mile distant) and Nuffield Health, Stoke (2.2 miles distant).

The sole coffee drive thru unit is Costa Coffee, Stoke (half a mile distant)

Key

- | | | | |
|---|----------------------|---|------------------|
| 1 | Impact Community Gym | 5 | Mill Fitness |
| 2 | Caveman Training | 6 | A50 Fitness |
| 3 | Colosseum Stoke | 7 | Costa Drive Thru |
| 4 | ABSolute Fitness | | |



PHOENIX RETAIL PARK



LONGTON STATION



LONGTON EXCHANGE SHOPPING CENTRE



THE STRAND



A50



UTTOXETER ROAD

THE STRAND

BROOK LANE

A50



LONG INCOME COFFEE DRIVE-THRU AND GYM INVESTMENT OPPORTUNITY

STARBUCKS & PUREGYM, THE STRAND, LONGTON, STOKE-ON-TRENT ST3 2PD



DESCRIPTION



GYM AND A COFFEE
DRIVE THRU UNIT



STEEL PORTAL FRAME



MIX OF BRICKWORK AND GLAZED
ELEVATIONS BENEATH A PITCHED
METAL PROFILE CLAD ROOF



UNIT A (PUREGYM)
EXTENDS TO 11,500 SQ FT



UNIT B (STARBUCKS)
EXTENDS TO 1,840 SQ FT



8 EV CHARGING BAYS



44 PARKING SPACES
(2 ACCESSIBLE)



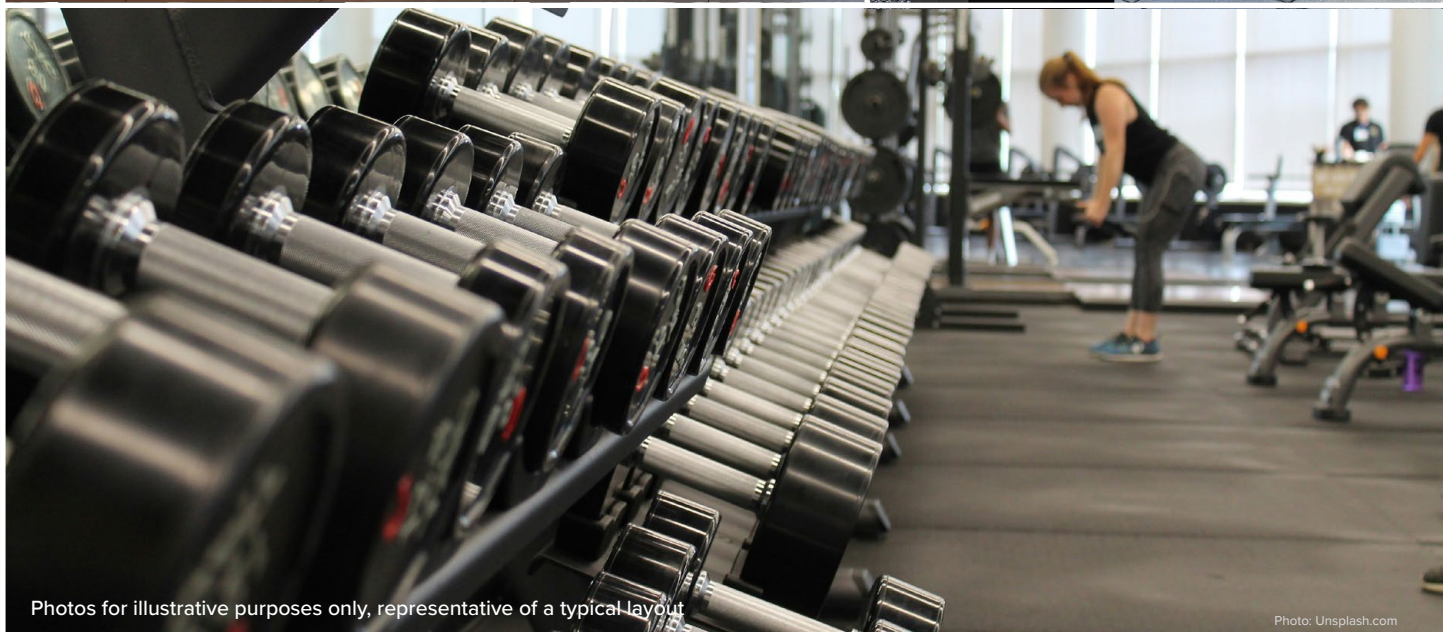
TOTAL SITE AREA OF
1.52 ACRES



TENANTS OPENING
SUMMER 2026

TENURE

Freehold (SF413852).



Photos for illustrative purposes only, representative of a typical layout

Photo: Unsplash.com



LONG INCOME COFFEE DRIVE-THRU AND GYM INVESTMENT OPPORTUNITY
STARBUCKS & PUREGYM, THE STRAND, LONGTON, STOKE-ON-TRENT ST3 2PD



TENANCY SCHEDULE

Unit	Tenant	Area (sq ft)	Rent (per annum)	Rent (psf)	Lease Start	Rent Review	Break	Expiry	EPC	Comments
Drive-thru	Starbucks Coffee Company (UK) Limited	1,840	£100,000	£54.35	20/03/26	20/03/31	-	19/03/46	-	Rent reviewed 5 yearly in line with RPI annually compounded (1-3% cap and collar). Tenant to benefit from 12 months rent free. Vendor to provide a top up to the contracted rent. Tenant demised 17 parking spaces.
Gym	Pure Gym Limited	11,500	£110,000	£9.57	30/03/26	30/03/31	30/03/36	29/03/41	-	Rent reviewed 5 yearly in line with RPI annually compounded (1-3% cap and collar). Tenant to benefit from 6 months rent free. Vendor to provide a top up to the contracted rent. Service charge liability to be capped at £1.50 psf to be reviewed annually in line with RPI (1-4% cap and collar).
EV	Iduna EVCI Asset Co 1 Ltd	-	£36,000	-	29/05/26	29/05/31	-	28/05/46	-	8 EV charging bays. Rent reviewed 5 yearly in line with RPI annually compounded (1-3% cap and collar). Tenant to benefit from 6 months rent free. Vendor to provide a top up to the contracted rent.
Substation		-	-	-	-	-	-	-	-	Peppercorn ground rent
TOTAL / AVERAGE		13,340	£246,000				15.5 years to break	17.7 years to expiry		



COVENANT



Pure Gym Limited

Pure Gym Limited is now the largest gym operator in the UK operating from over 400 locations with over 1.5 million members.

PureGym set up in the UK in 2009 with a business model to provide affordable flexible high quality fitness clubs, with many locations open 24/7 offering top of the range equipment.

The company and has enjoyed a period of sustained growth reflected in the most recent accounts for YE 2024, showing an YOY increase in membership of 7% a 13% increase on turnover and a 13% growth in adjusted EBITDA.

The company has an Experian rating of 88/100.

A summary of the latest set of accounts is provided below:

Pure Gym Limited	31 Dec 2024	31 Dec 2023	31 Dec 2022
Revenue	£416,000,000	£368,000,000	£308,100,000
Profit before Tax	£78,500,000	£59,100,000	£31,700,000
Net Assets	£666,700,000	£499,500,000	£356,300,000



Starbucks Coffee Company (UK) Limited

Starbucks Coffee Company (UK) Limited is a retailer of gourmet coffee and is a wholly owned subsidiary of Starbucks Coffee Holdings UK Limited, which in turn is owned by Starbucks Corporation.

Starbucks Corporation has as approximately 361,000 employees and total equity of c. £7.5bn (2024 estimates).

Despite the 4% decline in revenue, Starbucks Coffee Company (UK) Limited has embarked on a sustained period of growth and continued its expansion strategy in year end December 2024, opening 100 new stores, ending the year with 1,240 locations.

A copy of their latest accounts are summarised below:

Starbucks Coffee Company (UK) Limited	29 Sept 2024	1 Oct 2023	2 Oct 2022
Turnover	£525,618,000	£547,672,000	£449,257,000
Profit before tax	(£35,235,000)	£16,870,000	£10,396,000
Net Assets	£4,909,000	£38,305,000	£25,934,000

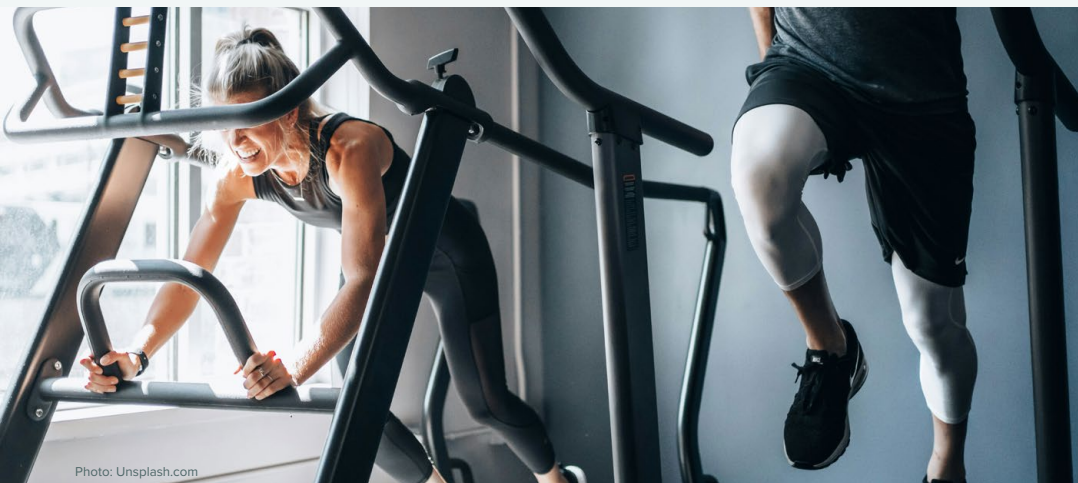


Photo: Unsplash.com



Photo: Unsplash.com



LONG INCOME COFFEE DRIVE-THRU AND GYM INVESTMENT OPPORTUNITY

STARBUCKS & PUREGYM, THE STRAND, LONGTON, STOKE-ON-TRENT ST3 2PD



PROPOSAL

We are instructed to seek offers in excess of

£3,185,000

for our client's freehold interest, subject to contract.

A purchase at this level reflects the following investment profile, after deducting standard purchaser's costs of 6.47%.



*assumes CPI growth of 3.00% per annum.

Dataroom

Access to the dataroom can be provided on request.

Information as follows:

- Accounts
- Tenancy Documents
- Title (Register and Plan)
- EPC
- Plans

Capital Allowances

There are no unclaimed Capital Allowances available with the property.

VAT

The property is elected for VAT. It is anticipated that the sale will be dealt with as a Transfer of a Going Concern (TOGC).

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 successful purchaser.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



Sam Beckett

T: 07765 623 800

E: sam@pk3.agency



Mark Powell

T: 07825 077 724

E: mark@pk3.agency

PK3

AGENCY

PK3 Agency

Bartle House

Oxford Court

Manchester

M2 3WQ

MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. PK3 Agency nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable or fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. April 2026.