

PRIME FREEHOLD LONG INCOME ROADSIDE INVESTMENT

STARBUCKS, UNITY, DONCASTER DN8 5GS



e.on
Drive

PK3
AGENCY

INVESTMENT SUMMARY

- New build drive thru unit with EV charging in Doncaster, South Yorkshire
- Located adjacent to **Doncaster North Services** at **Junction 5 of the M18 Motorway**
- Situated within **Unity**, a new build mixed-use development by Waystone and Hargreaves Land
- The property comprises a **new build drive thru unit with EV charging capacity**
- New build drive thru unit of **c.1,800 sq ft**
- Drive thru let to **Starbucks Coffee Company (UK) Ltd**
- Fully repairing and insuring lease for a term of **20 years** from April 2026
- Initial rent of **£115,000** (c.£63.88 psf)
- Rent to be reviewed five yearly to RPI annually compounded (1-3% cap and collar)
- A total of **6 x EV charging bays** let to **E.On Drive Infrastructure UK Limited** (guaranteed by E.ON Drive Infrastructure GMBH) for a term of **20 years**
- Initial rent of **£20,000 per annum** on 4 of the 6 bays with potential for a further **£10,000 per annum** (£5,000 per bay) on the two remaining bays following installation
- Annual rent reviews to CPI (1-3% cap and collar)
- Total rental income of **£135,000 per annum**
- The scheme reached practical completion in April 2026
- Freehold



OFFERS IN EXCESS OF

£2,210,000 (STC)



5.75%

NET INITIAL YIELD



7.14% (2031)

REVERSIONARY YIELD



8.29% (2036)*

REVERSIONARY YIELD



9.61% (2041)*

REVERSIONARY YIELD

* assuming CPI growth of 3% per annum and tenant completes installation of the 2 further EV bays after first 12 months of the term



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LOCATION

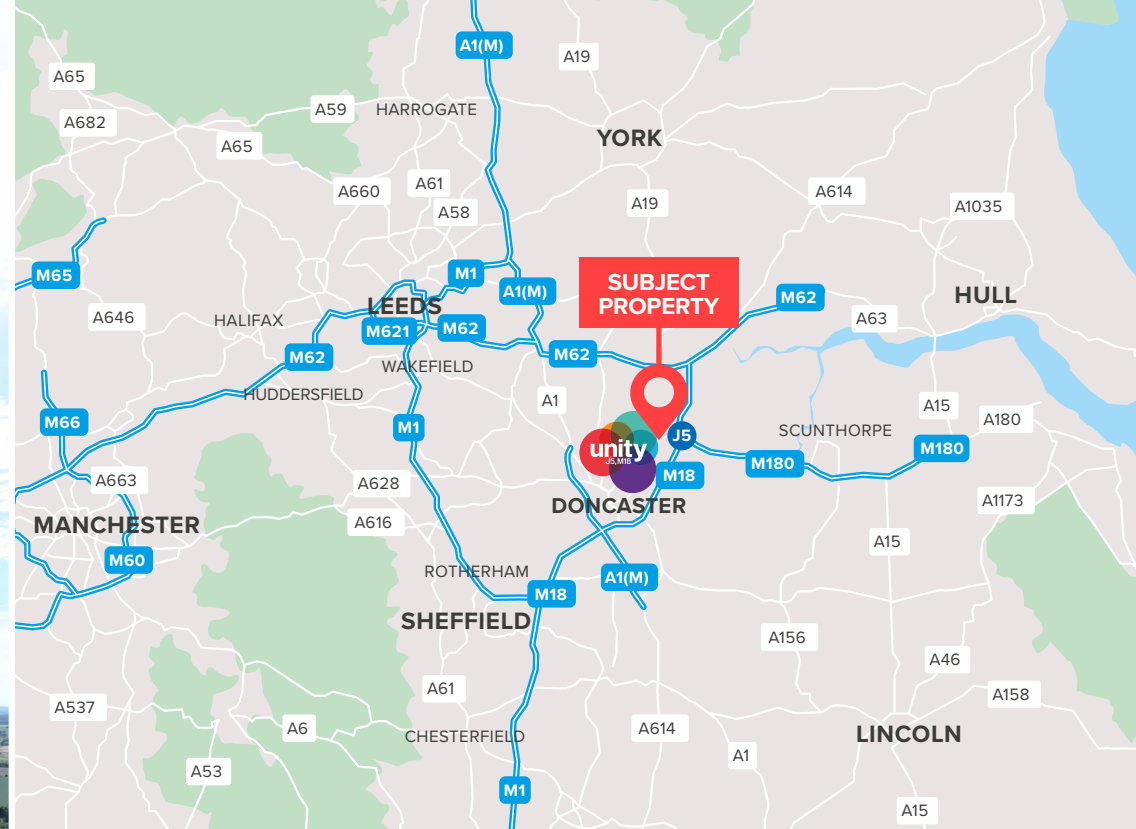
The property is located approximately 6 miles northeast of Doncaster, directly adjacent to Junction 5 of the M18 Motorway.

Unity is located 22 miles from Sheffield, 43 miles from York, 33 miles from Leeds, 61 miles from Manchester and 170 miles from London.

The M18 motorway provides connections between Junction 35 of the M62 in the north, and Junction 32 of the M1 / Junction 35 of the A1 both to the south. The M18 sees approximately 58,000 vehicle movements each day (DfT, 2024).

The property is accessed via the B1538, a recently constructed link road between Hatfield, Stainforth and the M18, forming part of the Unity DN7 Development Plan and providing access to Doncaster North Services.

The property is adjacent to a McDonalds and other occupiers in Doncaster North Services include Burger King, Greggs, M&S Food and Costa.



**SITUATED WITHIN UNITY,
A NEW BUILD MIXED-USE
DEVELOPMENT**



**DONCASTER'S GROWING
POPULATION CURRENTLY
STANDS AT 308,700**



**DIRECTLY ADJACENT
TO JUNCTION 5 OF THE
M18 MOTORWAY**



**WELL LOCATED NEXT
TO MCDONALDS AND
DONCASTER NORTH SERVICES**



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<< LEEDS

HULL >>



SUBJECT
PROPERTY



home bargains

M18

B1538

UNITY WAY

J5

J5

M18

J5

M18

unity
link
commercial
opportunities

B1538

<< DONCASTER



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Unity is a new development by Waystone and Hargreaves Land, off Junction 5 of the M18 Motorway.

The mixed use scheme covers a total of 618 acres, making it one of the largest regeneration and infrastructure projects of its kind in the UK.

Following completion of the development, Unity will provide over 3,000 new homes, 2m sq ft of employment space, 200 acres of open space and support 7,000 new jobs.



250 HECTARES
(618 ACRES)



OVER 3,000
NEW HOMES



OVER 80 HECTARES
(200 ACRES) OF
OPEN SPACE



OVER 60 HECTARES
(150 ACRES) OF
COMMERCIAL SPACE



OVER 2 MILLION SQ FT
OF EMPLOYMENT
FLOORSPACE



NEW TOWN
CENTRE



NEW OFFLINE
MARINA



NEW TRANSPORT
HUB

For full details visit www.unity-yorkshire.com

Masterplan details: unity-yorkshire.com/masterplan



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DESCRIPTION



**NEW BUILD DRIVE THRU UNIT
OF 1,800 SQ FT**



**MIX OF COMPOSITE PANELS
AND TIMBER CLAD ELEVATIONS
BENEATH A FLAT ROOF**



**DEMISED PARKING FOR
22 VEHICLES (2 ACCESSIBLE)**



**6 X DEDICATED
EV CHARGING SPACES**



**SITUATED ON A SITE OF
0.30 ACRES**

**NEW BUILD
DRIVE THRU
UNIT WITH EV
CHARGING
CAPACITY**



Photo for illustrative purposes only, representative of a typical Starbucks Drive Thru layout



Photos: Unsplash.com



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TENANCY

The drive thru is let to Starbucks Coffee Company (UK) Ltd on a new fully repairing insuring lease for a term of 20 years from April 2026

The initial rent of **£115,000 per annum (£63.88 psf)** is subject to five yearly reviews in line with RPI (1-3% cap and collar) annually compounded. The tenant will benefit from a 12-month rent free period at the beginning of the lease. Vendor to provide a rental top up to the contracted rent

The 6 x EV charging bays are let to **E.ON Drive Infrastructure UK Limited** (guaranteed by E.ON Drive Infrastructure GMBH) for a term of 20 years. The Initial rent of **£20,000 per annum** equates to **£5,000 per EV bay** on the four existing spaces and a peppercorn per bay on the two remaining further spaces.

The tenant has an option to energise the remaining two spaces and if at any time following the date of the lease the tenant exercises this option, the rent will increase by **£10,000 per annum (£5,000 per bay)**.

The total rent from EV is subject to annual rent reviews to CPI (1-3% cap and collar).

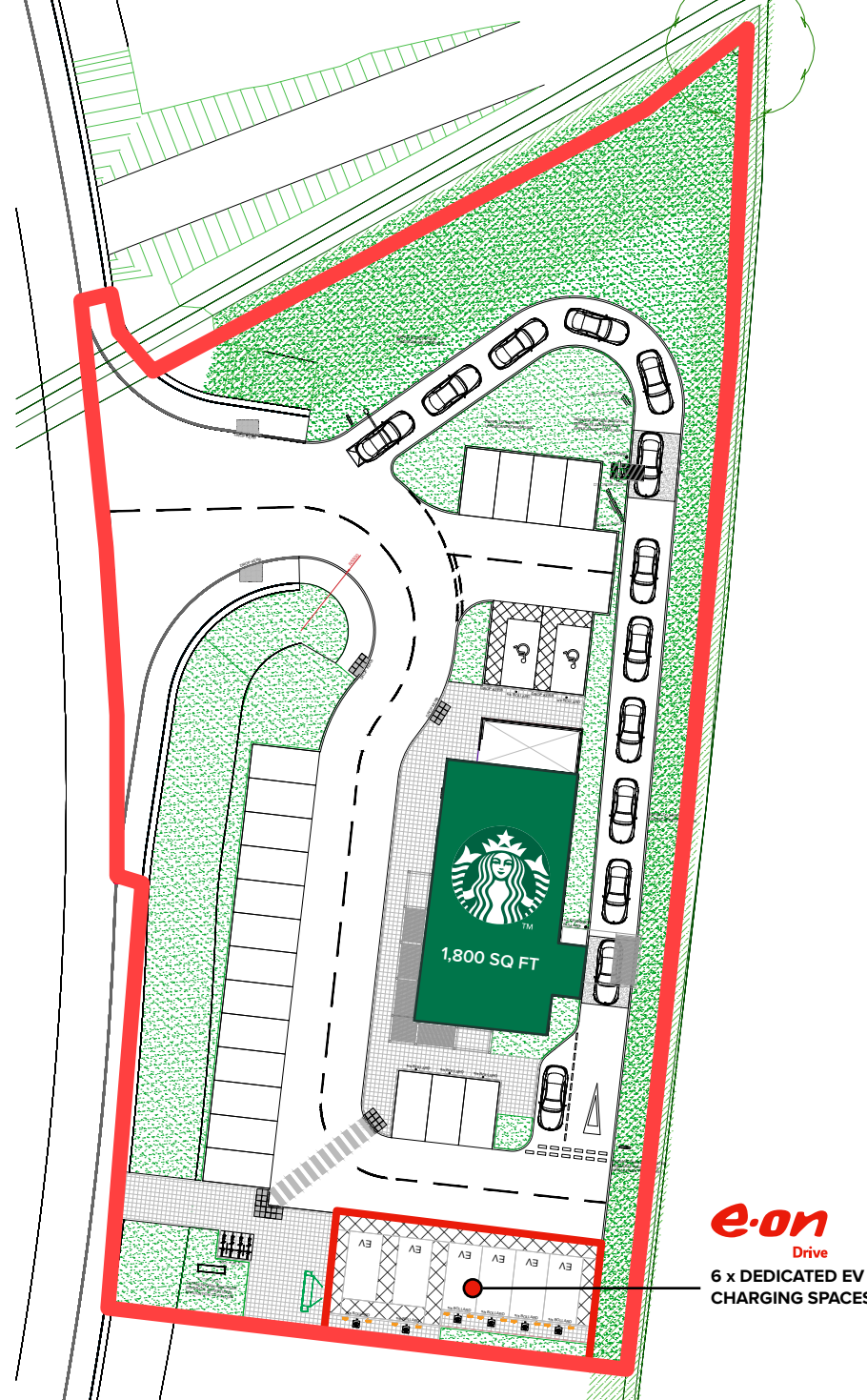
TENURE

Freehold

DATAROOM

Access to the dataroom can be provided on request. Information as follows:

- Title
- Leases
- Plans
- EPC / EPC RR
- Accounts



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6 x DEDICATED EV
CHARGING SPACES



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COVENANT



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).

Revenue increased approximately 6% YOY versus FY24, driven by higher customer transaction volumes of around 2% and supported by targeted store expansion in priority locations.

A copy of their latest accounts are summarised below:

	28 September 2025	29 September 2024	1 October 2023
Turnover	£556,279,000	£525,618,000	£547,672,000
Profit before tax	(£41,265,000)	(£35,235,000)	£16,870,000
Net Assets	£67,810,000	£4,909,000	£38,305,000



E.ON Drive Infrastructure UK Limited is building the leading EV charging network across Europe, leveraging decades of experience in the energy sector.

The company operates over 5,000 public charging points across Europe, with a further 1,000 new sites planned per year.

E.ON Drive Infrastructure is ultimately a fully owned subsidiary of the pan-European utility E.ON SE, which recorded an EBITDA of €9bn in 2024. E.ON Drive Infrastructure UK Limited is directly owned by E.ON Drive Infrastructure GmbH. The GmbH business has a funding mechanism with the E.ON SE, that is any profits and losses are directly attributed to the responsibility of E.ON SE.

A copy of their latest set of accounts for is provided below:

	31 December 2024	31 December 2023	31 December 2022
Turnover	£569,000	£143,000	£90,000
Profit before tax	(£2,466,000)	(£533,000)	(£224,000)
Net Assets	£4,039,000	£1,850,000	(£422,000)



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PROPOSAL

We are instructed to seek offers in excess of

£2,210,000

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 6.35%:



5.75%
NET INITIAL YIELD

	7.14% REVERSIONARY YIELD (2031)	8.29%* REVERSIONARY YIELD (2036)	9.61%* REVERSIONARY YIELD (2041)
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* assuming CPI growth of 3% per annum and tenant completes installation of the 2 further EV bays after first 12 months of the term

VAT

The property has been elected for VAT purposes and the sale is intended to be treated as a Transfer of a Going Concern (TOGC).

Capital Allowances

There are no unclaimed capital allowances available to be transferred with the 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 successful purchaser.

FURTHER INFORMATION

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



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