

FREEHOLD LONG INCOME ROADSIDE INVESTMENT

HEYS LANE, GREAT HARWOOD, BLACKBURN BB6 7UA

PRACTICAL DUE
COMPLETION DATE
NOVEMBER 2025



e-on
Drive

PK3
AGENCY

INVESTMENT SUMMARY

- New build drive thru unit with EV charging in Great Harwood, Blackburn
- Blackburn is the core centre of the wider unitary authority area and the second largest town in Lancashire with a population of **154,700** (2021 census)
- **Excellent transport connectivity** being located approximately 3 miles from Junction of the M65 Motorway
- **Well located** adjacent to Aldi supermarket, nearby to Tesco Superstore and Morrisons Supermarket
- The property comprises a **new build drive thru unit with 6x EV charging bays**
- New build drive thru unit of **1,840 sq ft**
- Total site area of **c.0.35 acres**
- Drive thru let to **Starbucks Coffee Company (UK) Ltd**
- Fully repairing and insuring lease for a term of **20 years** from Practical Completion
- Low initial rent of **£100,000** (£54.00 psf)
- Rent to be reviewed five yearly to RPI (1-3% cap and collar)
- EV charging let to **E.ON Drive Infrastructure UK Limited** (rental guarantee from E.ON Drive Infrastructure GMBH) for a term of 20 years
- Initial rent of **£24,000 per annum** (£4,000 per EV bay)
- Annual rent reviews to CPI (1-3% cap and collar)
- Total rental income of **£124,000 per annum**



**PRACTICAL DUE
COMPLETION
NOVEMBER 2025**



OFFERS IN EXCESS OF
£2,120,000 (STC)



5.50%
NET INITIAL YIELD



6.38% (2030)
REVERSIONARY YIELD



7.39% (2035)*
REVERSIONARY YIELD



8.57% (2040)*
REVERSIONARY YIELD

*assuming CPI growth of 3% per annum



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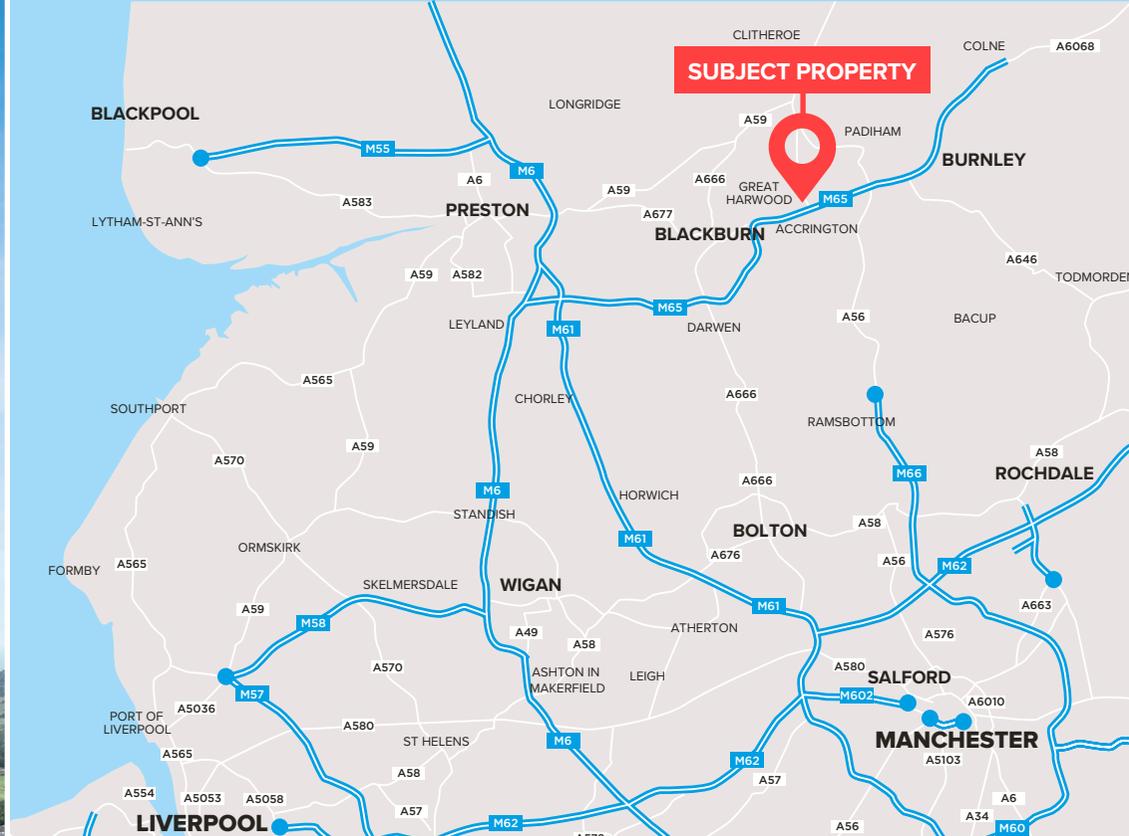
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AGENCY

LOCATION

Blackburn is the core centre of the wider unitary authority area and the second largest town in Lancashire with a population of **154,700 (2021 census)**.

Located in the heart of Lancashire, Blackburn is town with rich industrial history that has successfully transitioned into a modern hub for commerce, technology, and manufacturing.

The area is well served by the wider highway network, benefitting from easy access onto M65, M61 and M6 motorways, providing excellent connectivity to the wider northwest region.



**BUSY INDUSTRIAL TOWN
SITUATED IN LANCASHIRE**



**POPULATION OF 154,700
IN BLACKBURN
2021 CENSUS**



**EXCELLENT CONNECTIVITY
TO THE NORTH WEST
MOTORWAY NETWORK**



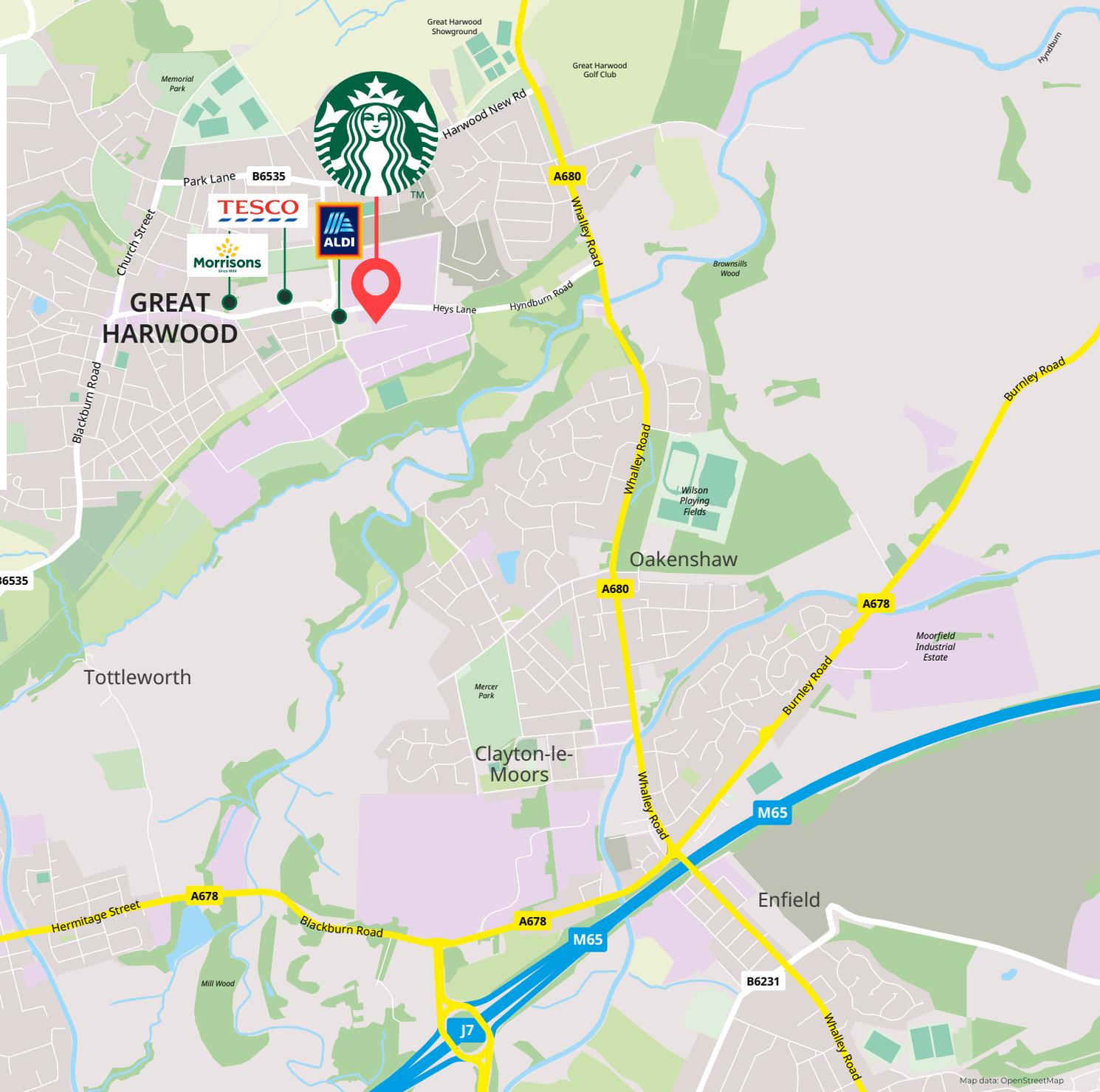
**WELL LOCATED NEARBY
TO ALDI, TESCO AND
MORRISONS SUPERMARKET**

SITUATION

The property is situated along Heys Lane, a busy road connecting A680 in the east and Great Harwood town centre in the west.

Great Harwood is in the Hyndburn District of Lancashire, located approximately 5 miles to the northeast of Blackburn and 6 miles west of Burnley. The town is located approximately 2.5 miles of Junction 7 of the M65 motorway (2.5 miles).

The site is well located immediately adjacent to Aldi supermarket, nearby to both Tesco Superstore and Morrisons Supermarket, as well as Great Harwood Medical Group and Mercer Hall Leisure Centre.



**WELL
LOCATED ALONG
HEYS LANE,
A BUSY ROAD
CONNECTING
THE A680**



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Drive

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DESCRIPTION



STANDALONE NEW BUILD
DRIVE THRU UNIT OF **1,840 SQ FT**



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



PARKING FOR **27 VEHICLES**
(incl 13 spaces highlighted orange on plan
overleaf on a first come first serve basis)



SIX DEDICATED
EV CHARGING SPACES



SITUATED ON A SITE OF
0.35 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 property will be let to Starbucks Coffee Company (UK) Ltd on a new fully repairing insuring lease for a term of 20 years from practical completion.

The initial rent of **£100,000 per annum (£54.00 psf)** is subject to five yearly reviews in line with RPI (1-3% cc).

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 EV charging bays will be let to let to **E.ON Drive Infrastructure UK Limited** (rental guarantee from E.ON Drive Infrastructure GMBH) for a term of 20 years. The Initial rent of **£24,000 per annum (£4,000 per EV bay)** is subject to annual rent reviews to CPI (1-3% cap and collar).

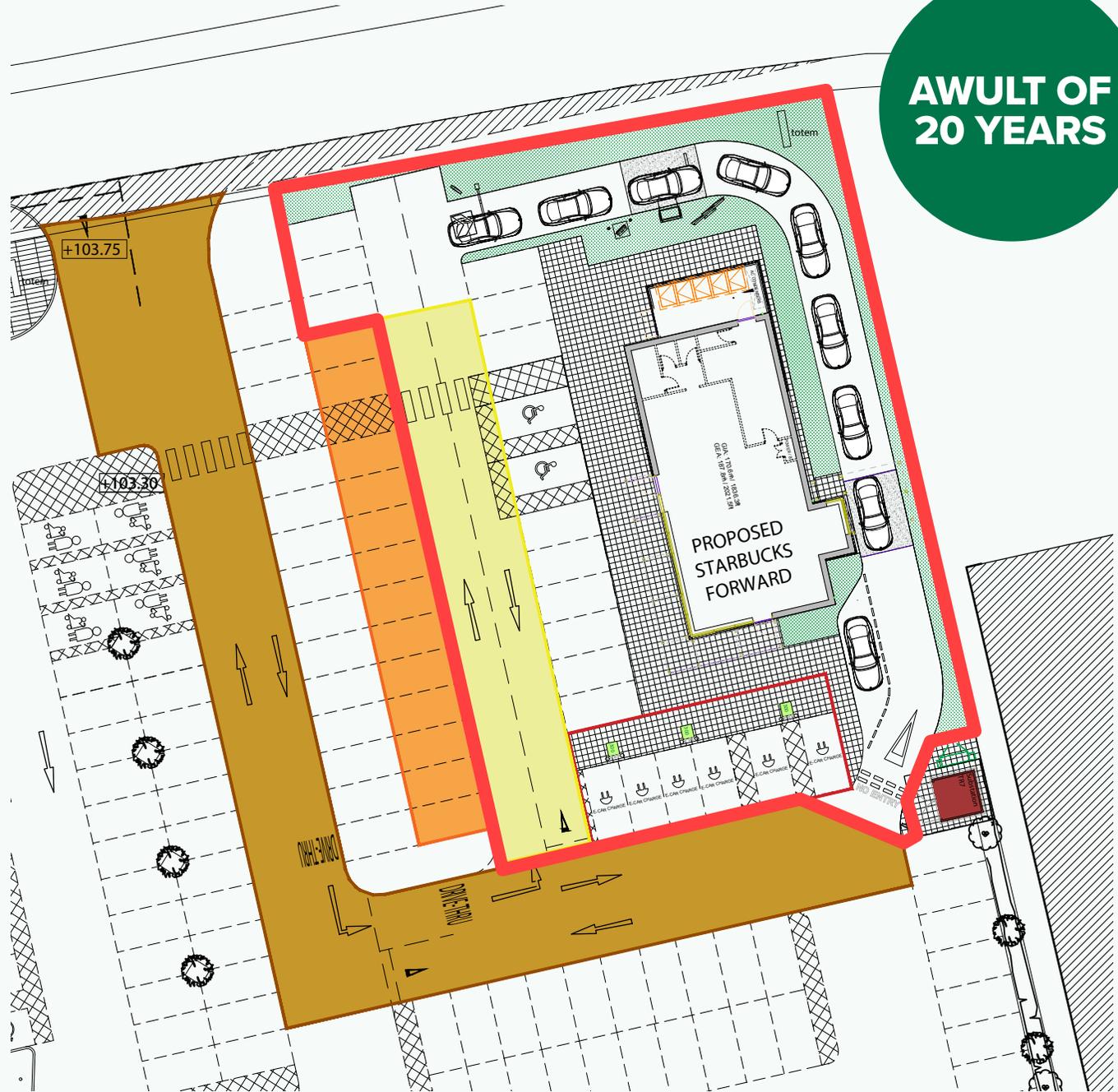
TENURE

Freehold

DATAROOM

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

- Title
- Tenancy Docs
- Plans
- Accounts



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).

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:

	29 September 2024	1 October 2023	2 October 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



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 2023	31 December 2022	31 December 2021
Turnover	£143,000	£90,000	£49,000
Profit before tax	(£533,000)	(£224,000)	(£99,000)
Net Assets	£1,850,000	(£422,000)	(£212,000)



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PROPOSAL

We are instructed to seek offers in excess of

£2,120,000

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.



5.50%

NET INITIAL YIELD



6.38%

REVERSIONARY YIELD
(2030)

7.39%*

REVERSIONARY YIELD
(2035)

8.57%*

REVERSIONARY YIELD
(2040)

*assuming CPI growth of 3% per annum

VAT

The property has been elected for VAT purposes. It is anticipated the sale will be dealt with by way of Transfer of a Going Concern (TOGC).

Capital Allowances

There are no unclaimed Capital Allowances available 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:



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. September 2025.