



STARBUCKS DRIVE-THRU

PEEL CENTRE, ST ANN WAY, GLOUCESTER, GL1 5SF



BRAND NEW 20 YEAR LEASE WITH CPI INCREASES AND NO BREAKS

INVESTMENT SUMMARY

- A drive thru unit located within the Peel Centre approximately 1 mile south of Gloucester City Centre.
- Extremely strong drive thru location with the centre receiving 2.1 million annual visitors and a wider surrounding catchment of 384,000 people and strong daily traffic flow.
- Let to The Magic Bean Co (T/A Starbucks) on a brand new 20 year lease.
- Unit is in the top 10% of stores.
- Current rent of **£125,000 pa.**
- Rent reviewed to **CPI compounded 5 yearly with a collar and cap of 1% and 4%.**
- Virtual freehold.
- GIA of approximately 1,840 sq ft.
- Offers in excess of **£1,873,000** subject to contract and exclusive of VAT.
- **Net Initial yield of 6.25%** after allowance for purchasers costs of 6.8%.





LOCATION

Gloucester is a historic cathedral city located in the county of Gloucestershire, forming part of the wider South West region of England. The city has a population of approximately 130,000 with a significantly large catchment when considering the surrounding urban and suburban areas.

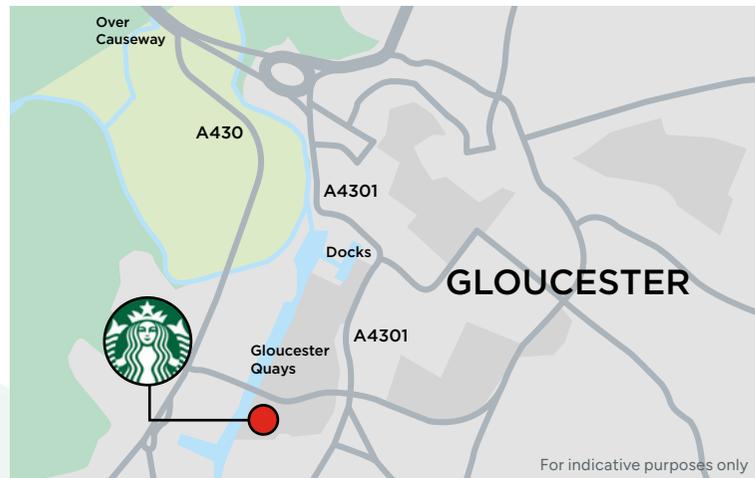
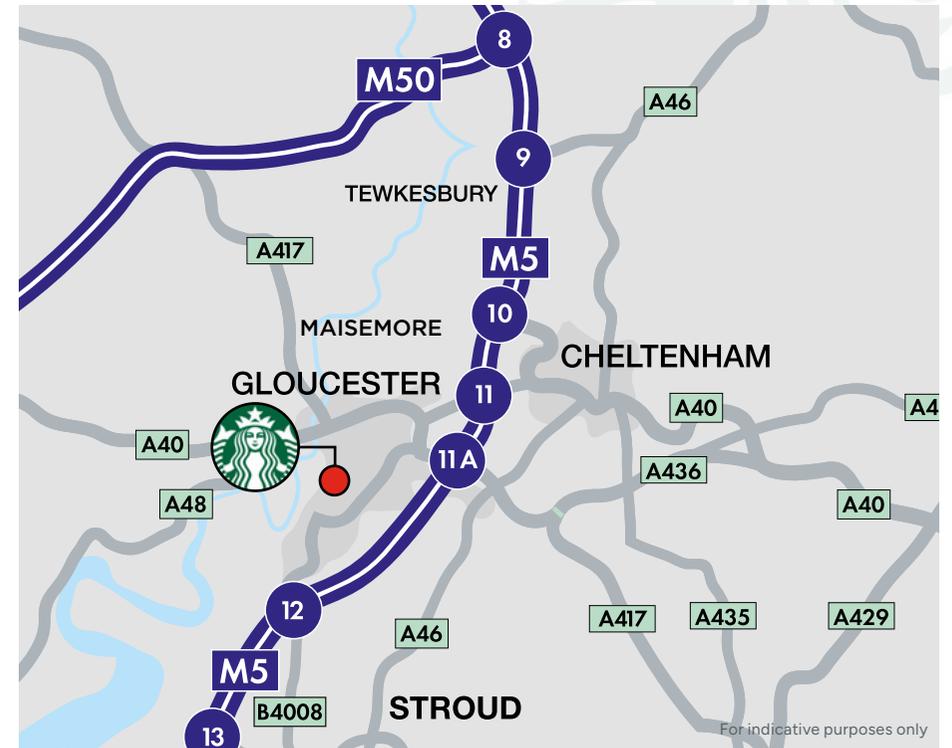
Gloucester is located approximately 13 km south west of Cheltenham, 75 km south west of Birmingham, 55 km north east of Bristol and 165 km south east of London.

Road Communications in Gloucester are excellent with the M5 motorway accessible via junctions 11 and 11a linking Gloucester to the Midlands, Bristol and the wider national motorway network.

Rail Links are also strong with Gloucester Railway Station offering regular direct train services to London Paddington (1 hour 40 minutes) Bristol Temple Meads (35 minutes) and Birmingham New Street (47 minutes).

SITUATION

The subject property is situated on the southside of St Annes Way forming part of the wider retail and leisure offering of The Peel Centre approximately 1 mile south of the City Centre. Local occupiers include: Next, Dreams, M&S, Sainsbury's, Hobbycraft, Bensons for beds, Home Bargains, Padel Club, Burger King, Costa Coffee.





THE PEEL CENTRE

The Peel Centre is an established retail, grocery and leisure destination serving Gloucester and its wider surrounding catchment, which extends to a population of approximately 384,000 people, demonstrating a broad and resilient consumer base.

The centre attracts approximately 2.1 million visitors per annum, with an average dwell time of around 59 minutes and repeat visit rate of 38 visits per year. These metrics represent a strong level of footfall and customer engagement for an out of town retail scheme.

The consistently high levels of annual visitation have underpinned increasing demand from drive thru and roadside operators, with several active requirements seeking units within the centre or in close proximity, reflecting the location's proven trading characteristics and long term appeal for drive thru operators.

"2.1 Million Visitors per annum"



DESCRIPTION

The subject property comprises a brand new purpose built single storey drive thru unit. The unit has been fitted out to Starbucks standard commercial style providing a total GIA of approximately 1,840 sq ft. Additionally the property benefits from 39 dedicated car parking spaces within its demise.

TENURE

The property is held Virtual Freehold by way of a 250 year leasehold from Peel Land and Property Investments PLC at a peppercorn.



TENANCY

Upon completion of this transaction the property will be let in its entirety to The Magic Bean Co Limited (T/A Starbucks) on a brand new 20 year lease at a rent of £125,000 per annum.

The rent will be reviewed to CPI compounded 5 yearly with a collar and cap of 1% and 4%.

COVENANT



THE MAGIC BEAN CO.



The Magic Bean Co. is a well-established UK coffee operator and long standing franchisee of Starbucks.

Currently the Magic Bean Co. operates out of 45 locations across the UK with a particular focus on high footfall roadside, retail park and drive thru locations.

The company benefits from being one of Starbucks licence growth partners and has significant growth plans in the short term with several new store openings on the horizon in locations across the UK.

For the year ending 30/09/2024 The Magic Bean Co Limited reported a turnover of £31.66M and for the same period reported shareholders funds of £2.81M

Further information on The Magic Bean Co. is available upon request.



EPC

The property has an EPC rating of A.

VAT

Value added tax will be applicable and it is anticipated that the transaction will be treated as a TOGC.

PROPOSAL

Offers in excess of **£1,873,000** subject to contract and exclusive of VAT. A purchase at this level will reflect a **net initial yield of 6.25%** after allowance for purchaser's costs of 6.8%.

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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10. The vendors do not make nor do Lewis & Partners LLP and Calan Retail any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of JANUARY 2026

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FURTHER INFORMATION

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