

FOR SALE

DRIVE THRU INVESTMENT

ABBOTSWELL ROAD
ABERDEEN
AB12 3AD

Nearby occupiers include Tesco, Lidl,
Halfords, Greggs, McDonalds, Tim
Hortons, S'TV, Screwfix and Dominos

COSTA

NEW RENT
FOLLOWING
UPLIFT
AT REVIEW



INVESTMENT SUMMARY



Established Drive Thru
Investment built in 2018



100% prime commercial
location adjacent
to arterial road

COSTA

Let to undoubted
covenant of Costa Limited



Rent recently reviewed
to £110,000 per annum



FRI lease with 10
years unexpired



5 yearly reviews to
OMRV subject to 3%
per annum cap



Offers of £1,595,000
exc VAT invited



Net initial yield
of 6.5%

COSTA

ABERDEEN

Aberdeen is Scotland's third largest city with a population of approximately 220,000 and a regional catchment population of over 500,000.

The city has been established as the energy capital of Europe for over 40 years and is a key engine of the Scottish and UK economies. In recent times, the region has been transitioning itself into a global leader within the renewable energy sector with significant private and public investment being made and targeted at offshore and onshore wind, hydrogen, carbon capture, tidal and solar.

Aside from energy, the city benefits from an international airport, an expanding international harbour, two distinguished Universities, seven major research institutes, together with world renowned Food, Fisheries and Agricultural Research Establishments. Additional industries including digital technology, life sciences and tourism are all growing in importance in the area.



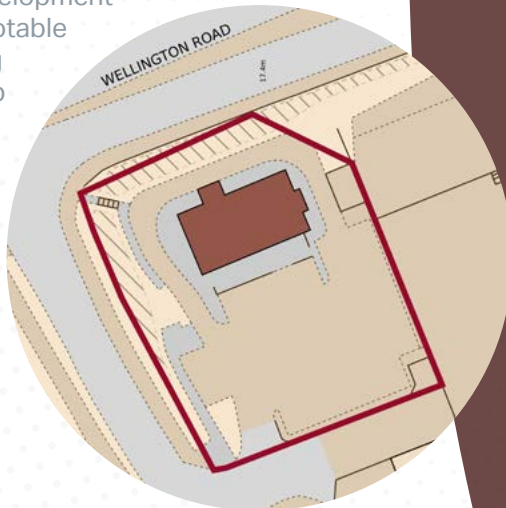
SITUATION

The property is prominently situated at the junction of Wellington Road and Abbotswell Road, approximately 1 mile south of Aberdeen city centre, in the West Tullos district. Vehicular access is taken from Abbotswell Road via a strip of land shared with the adjoining occupier.

Wellington Road is one of the city's main thoroughfares providing dual carriageway access from the city centre to the industrial estates to the south (Altens, Tullos and Aberdeen Gateway) and the A90 trunk road. West Tullos is also home to many of the city's motor traders with BMW, Jaguar, Mercedes, Volkswagen and Ford all having showrooms there.

The south side of the city has been the focus of significant new development in recent years with notable completions including the city's £420m deep berth south harbour and the £156m NESS Energy From Waste facility at East Tullos.

The approximate site boundaries are shown on the OS Map.



DESCRIPTION

The property comprises a single storey purpose built drive thru restaurant designed and built to meet Costa's corporate branding style. The unit provides covers for 100 diners internally and 20 externally.

The property benefits from 38 car parking spaces plus two waiting bays and two disabled bays.

The property has an EPC Rating of B.

ACCOMMODATION

The approximate gross internal floor area of the property is 2,217 sq ft (206 sq m) and the site area is approximately 0.563 acres (0.228 hectares).

COSTA

GREGGS

SCREWFIX

Domino's

Topps Tiles

halfords

LIDL

TESCO



Arnold Clark



Tim Hortons

KM

Ford



HYUNDAI



TENANT COVENANT

Costa Coffee was founded in 1971 by Italian brothers Sergio and Bruno Costa and has grown over the last 50 years to have c. 2,500 cafes across the UK and a further 1,300 cafes worldwide.

In 2019 the company was sold to Coca-Cola Company for \$4.9 billion further strengthening the covenant.

The tenant, Costa Limited, has a current Creditsafe Rating of 95 (very low risk). A summary of the tenant's headline financials is provided below:

Year Ending	Turnover	Pre-tax Profit	Net Worth
31 Dec 2022	£1.11bn	£245.95m	£362.37m
31 Dec 2021	£923.17m	(£42.37m)	£208.98m
31 Dec 2020	£603.58m	(£227.43m)	£245.83m

TENURE

The property is held on a Heritable title, equivalent of English Freehold.

TENANCY

The property is leased to Costa Ltd on a 16 year full repairing and insuring lease expiring on 13th May 2034. The passing rent is £110,000 per annum and is subject to five yearly rent reviews to OMRV subject to a cap of 3% per annum compound. The date of the next rent review is 14th May 2028.

COSTA





CAPITAL ALLOWANCES

The value of any capital allowances can be transferred to the purchaser upon completion.

PROPOSAL

We are instructed to seek offers of £1,595,000, exclusive of VAT. A purchase at this level reflects an attractive net initial yield of 6.5%, after allowing for purchaser's costs and LBTT.

VAT

The property has been elected for VAT and it is anticipated that the sale will be treated as a Transfer of a Going Concern.

ANTI-MONEY LAUNDERING

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

- (i) Messrs Ryden LLP for themselves and for vendors or lessors of this property whose agents they are give notice that:
the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Messrs Ryden LLP has any authority to make or give any representation or warranty whatever in relation to this property. May 2024.



VIEWING

To arrange a viewing or for further information, please contact:

Daniel Stalker

E. daniel.stalker@ryden.co.uk

T. 07887 751090

Ken Shaw

E. ken.shaw@ryden.co.uk

T. 07836 556768

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA

Ryden.co.uk
01224 588866