

Ryden

STARBUCKS INVESTMENT OPPORTUNITY



**STARBUCKS
BROICH ROAD
CRIEFF
PH7 3SE**

**PURPOSE BUILT
DRIVE-THRU
INVESTMENT**

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INVESTMENT SUMMARY

- Comprises a new build, standalone Drive-thru unit
- Predominantly let to Burton & Speke Ltd, trading as Starbucks
- Full repairing and insuring lease expiring 3rd August 2045 (TBO August 2035)
- Burton & Speke passing rent of £110,000 per annum
- Subject to 5-yearly, upwards-only open market rent reviews
- Burton & Speke Ltd now has 25 stores across the East Coast of Scotland with 16 of these Drive Thru, and has a Credit Safe Risk Score of 100, representing a very low risk
- Additional EV income at an initial £1,500 per annum (with stepped rent thereafter)
- Total passing rent of £111,500 per annum

We are seeking offers over £1,557,000 (exclusive of VAT). A purchase at this level would reflect a Net Initial Yield of 6.75% assuming purchaser's costs of 6.06%.

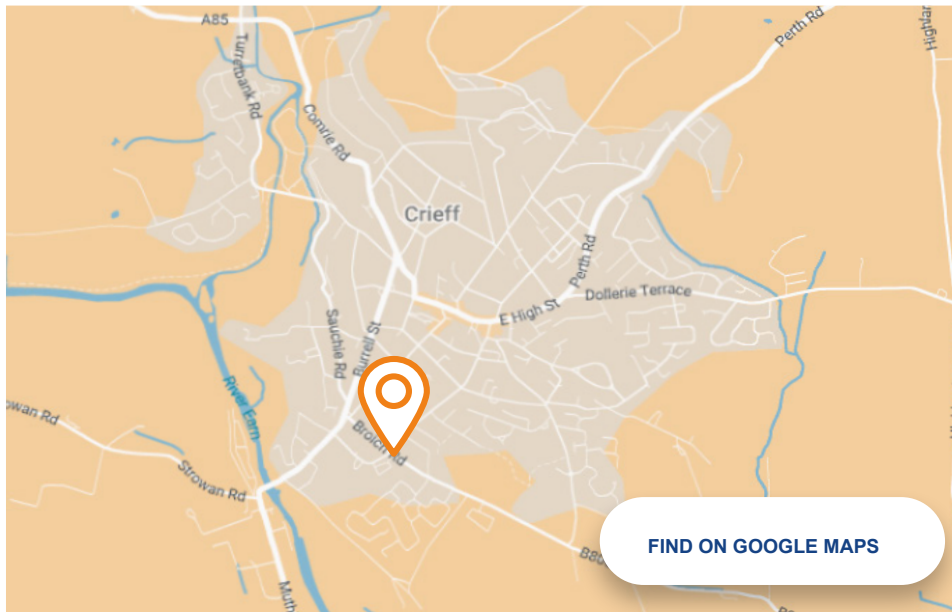
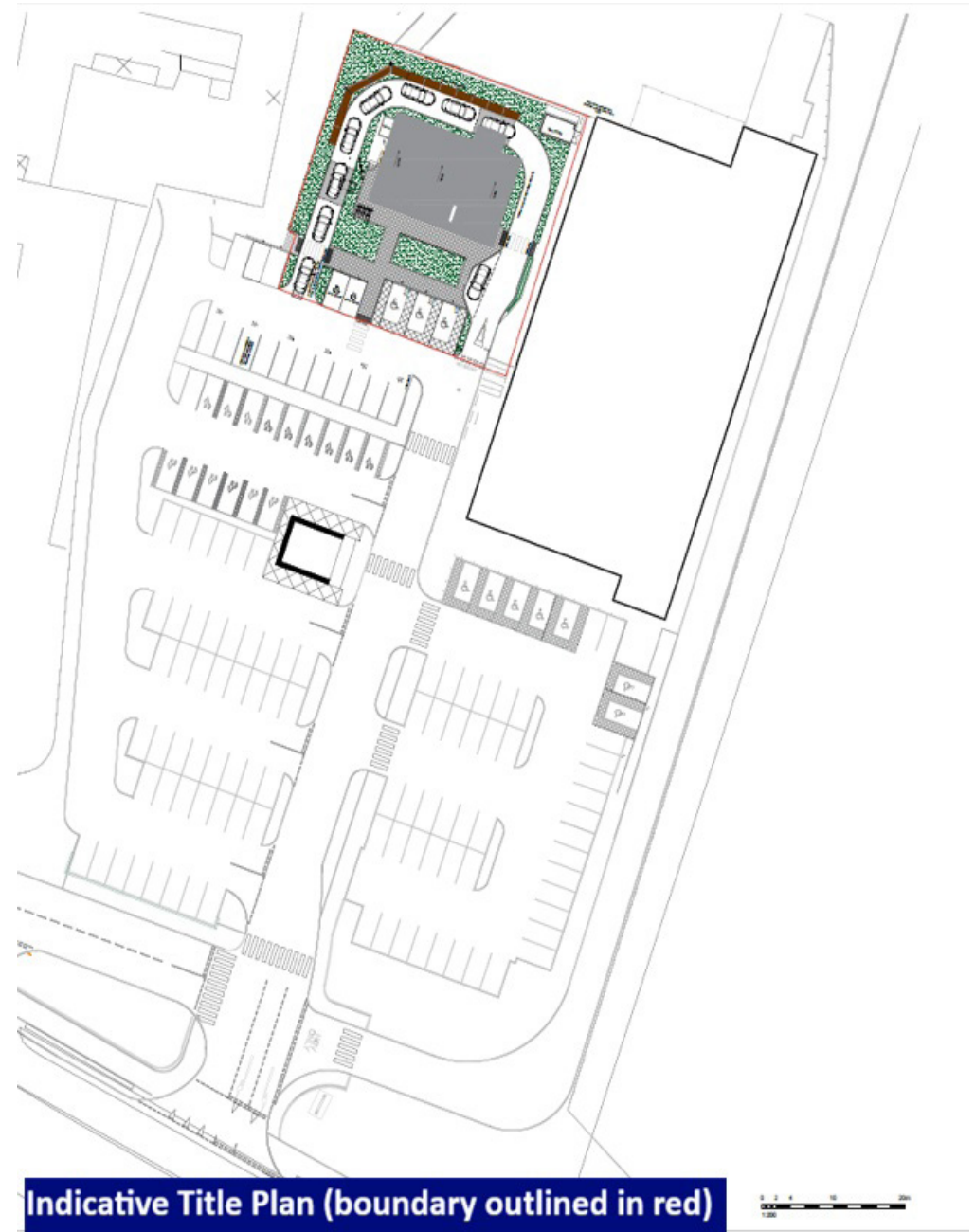
LOCATION

Situated on the southern edge of Crieff, this Starbucks drive-thru occupies a high-profile position on Broich Road with close proximity to a high-performing Aldi Superstore, Strathearn Community Campus nearby and is amongst surrounding residential expansion. This anchors the site within a maturing retail and community cluster. This proximity to the store ensures a constant flow of vehicle traffic and shared parking footfall.

Within a 5-minute walk, Strathearn Community Campus is the region's best educational and leisure facility. This is home to both Crieff Primary and Crieff High School (with a combined roll of over 600 pupils). This locality guarantees a captive, high-frequency customer base of staff, students, and parents.

As the largest town in Strathearn, with a growing catchment of over 11,000 people, Crieff is well located with the property benefitting from a prominent frontage on the main route between Gleneagles, Auchterarder and Crieff, capturing both local and tourist trade.

With excellent connectivity to the wider Central Belt, located just 18 miles from Perth and 22 miles from Stirling, the property is well placed to capitalise on the area's economic growth. **The combination of retail surroundings, educational infrastructure, and a rapidly increasing residential density makes this one of the most robust and future-proofed commercial locations in Perthshire.**



DESCRIPTION



This purpose-built steel portal frame standalone drive-thru facility with a mono-pitch roof provides a contemporary internal layout designed to provide operational efficiency, creating a bright cafe environment. The sleek interior finish, caters to both leisure visitors and remote workers. The property also includes a dedicated outdoor terrace and the drive-thru incorporates acoustic fencing.

The site includes two Zapco ultra-rapid EV charging points, as well as 3 disabled parking bays

The property has been measured on a GIA basis to produce 1,878 sq ft.

This site benefits from shared common parking with Aldi Superstore with a right to park, as well as access rights to the car park and service yard.



LEASE SUMMARY:

DRIVE THRU TERMS AGREED AS BELOW:

TENANT	Burton & Speke Ltd (t/a Starbucks)
LEASE TERM	Start date: 4th August 2025
	Tenant Only Break Option: 4th August 2035
	End Date: 3rd August 2045
	Unexpired Term: 19 years and 5 months
ANNUAL RENT	£110,000 per annum
RENT REVIEW	The rent will be increased at 5-yearly intervals, upwards only to the open market rent
LEASE TYPE	Full Repairing & Insuring

E.V TERMS AGREED AS BELOW:

CAR PARKING	2 car parking spaces
TENANT	Ensco 2345 Limited (company number 15096617) trading as Zapgo
LEASE TERM	20 years
EXPIRY DATE	3rd August 2045
RENT	Year 1-2: £1,500 p.a.
	Year 3-4: £3,000 p.a.
	Year 5: £5,000 p.a.
RENT REVIEW	Bay Rent will be reviewed every 5 years compounded annually and subject to a CPI increase with a cap of 4%.
BREAK OPTION	From the 5th anniversary there will be a Tenant only right to terminate the lease at any time on 12 months prior written notice



FURTHER INFORMATION

TENANT COVENANTS

Burton & Speke Ltd is a well established private limited company, incorporated in March 2012, with it's first Starbucks store opened in December 2014, with now 25 stores (16 Drive Thru) across the East Coast of Scotland, with more planned to open this year. Over £15 million has been invested in Scotland creating more than 400 jobs across its stores.

The tenant has a Credit Safe risk score of 100 representing very low risk. Based on their accounts YE 2024, the company has a Tangible Net Worth in excess of £2.9M, and a turnover of £18.14M, producing a Net Profit of £2.34M.

Ensco 2345 Ltd, is trading under the high-growth brand **Zapgo**. As a prominent player in the ultra-rapid Electric Vehicle (EV) charging sector, Zapgo represents a modern, "future-proof" tenant profile aligned with the transition towards sustainable infrastructure. The tenant has a CreditSafe International Score B indicating a low-risk company and strong likelihood of financial stability.

PROPOSAL

Ryden are instructed to seek offers over £1,557,000 (exclusive of VAT) representing a net initial yield of 6.75% (assuming purchaser's costs of 6.06%) and based on a total anticipated rent of £111,500 p.a.

CAPITAL ALLOWANCES

It is anticipated that any available allowances will pass to the Funder/Purchaser. Further information can be made available.

TENURE

Outright ownership / heritable interest (Scottish equivalent to English freehold).

VAT

The property is elected for VAT.

DATA ROOM

Further information and access to the Data Room can be gained by contacting the sole selling agents.

ANTI-MONEY LAUNDERING

To comply with anti-money laundering regulations we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.





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GET IN TOUCH

Please get in touch with the agents for more details.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) 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 has any authority to make or give any representation or warranty what ever in relation to this property. **March 2026**

