



**PRIME SECURELY LET DRIVE THRU & EV CHARGING HUB  
DEVELOPMENT FUNDING OPPORTUNITY**

Taco Bell, Tesla and Osprey Charging Network | Rampart Way | Telford | TF3 4BC



# INVESTMENT SUMMARY



- Forward funding of a **new drive thru and EV charging hub**
- Excellently located **adjacent to Junction 5 of M54** and a short distance from Telford town centre and train station
- The site has been identified as a key location for the M54's electric vehicle charging infrastructure network
- **New build Taco Bell drive thru unit** extending to 157.9 sq.m (1,700 sq.ft) with 10 car parking spaces
- The EV charging hub will include **20 ultra rapid charging bays**
- Drive thru unit is pre-let to **Campana Ltd (trading as Taco Bell)** for a term of **15 years** from completion (tenant break option 10th year). Lease subject to five yearly **upward only reviews to CPI** collared at 1% and capped at 3.0% per annum compounded
- EV charging hub is pre-let to **Tesla Motors Ltd** (8 spaces) for a term of **20 years** (tenant break option 15th year) and **Osprey Charging Network Ltd** (12 spaces) for a term of **25 years** (tenant break option 15th year).
- Both leases have **annual index linked reviews**
- The total rental income will be **£155,400 per annum**
- Tenants all rated **Very Low Risk** by Experian
- **2 MVA** of power has been secured for the site
- The developer has received a positive pre-app and the planning application has been prepared to be submitted shortly
- Practical completion April 2027
- **Offers are sought for the forward funding of the investment in excess of £2,343,000**
- **Net initial yield 6.50%**, assuming costs of purchase of 4.11%



M54

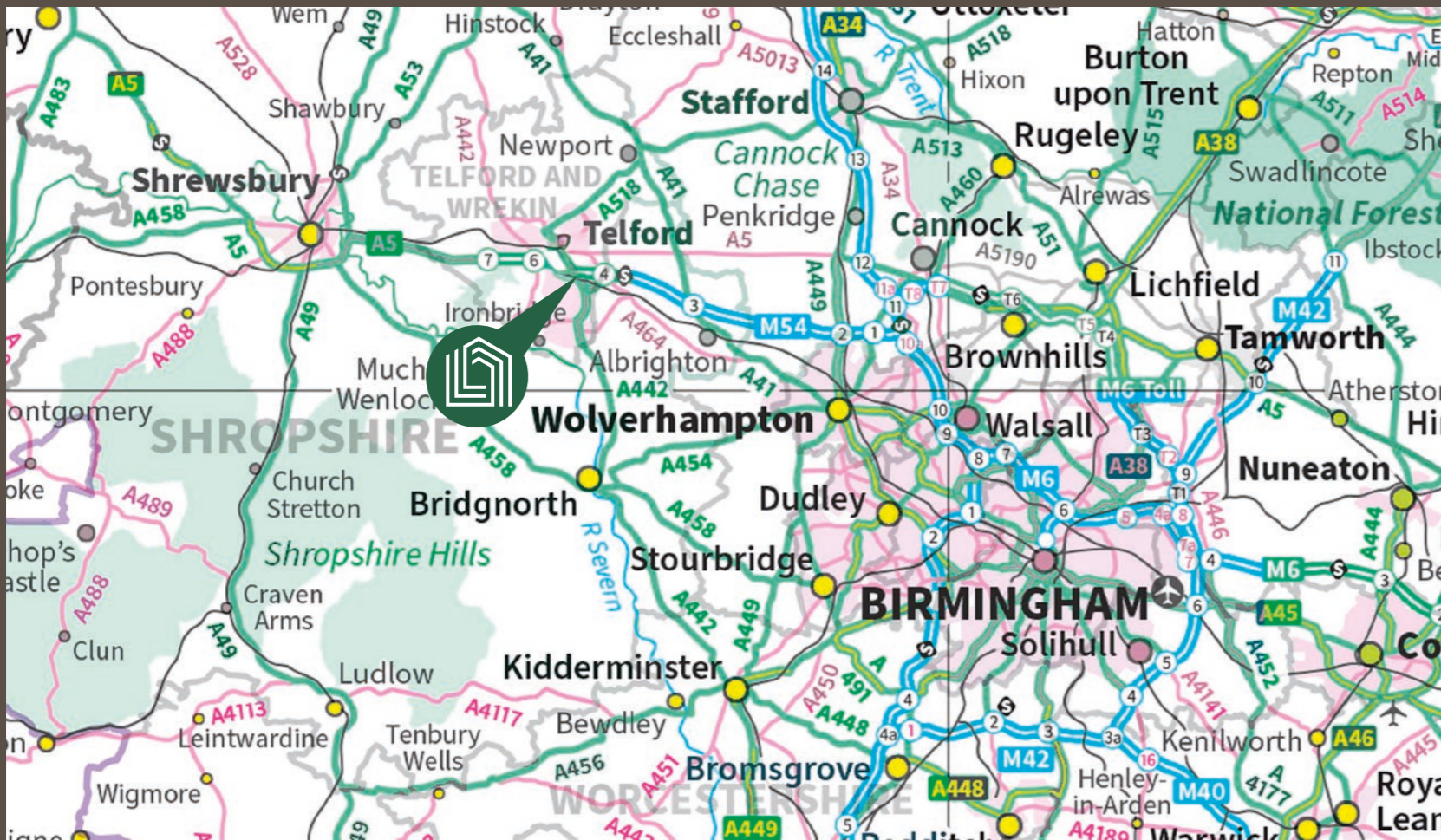
Telford

**COŠTA**



**KFC**

Mercure Hotel



## LOCATION

Telford is a large, rapidly growing unitary authority town in Shropshire, West Midlands. The town is located approximately 30 miles northwest of Birmingham and 13 miles east of Shrewsbury. Positioned on the M54 motorway, the town offers excellent connectivity to the M6 and M5 providing access to Birmingham and the wider motorway network.

Telford has a population of 199,000 and a total catchment population of approximately 406,000 people. The town is forecast to continue to see above average population growth.

Telford train station provides frequent services to Birmingham New Street and Birmingham International together with direct links to Shrewsbury and mid/north Wales.



## SITUATION

The property is situated on Rampart Way, which links directly to Junction 5 of M54. Telford town centre and Telford train station are both located within a short walking distance from the property.

Immediately adjacent to the property are KFC, Costa and Burger King drive thru units as well as a 155 bed Mercure Hotel.



## DESCRIPTION

The development will comprise a detached drive thru unit extending to 157.9 sq.m (1,700 sq.ft) with 10 car parking spaces and an EV charging hub of 20 ultra rapid charging bays.

The drive thru will be constructed to Taco Bell's latest corporate specification comprising a large ground floor restaurant area with drive thru lane to the rear.

The unit will be constructed to a target EPC rating of A.

## SITE AREA

The site extends to 0.79 hectares (1.95 acres).

## TENURE

Freehold.





## TENANCIES

The property will be fully let on completion producing a total income of **£155,400 per annum**. The scheme will have a weighted unexpired lease term to break of 12.4 years and to expiry of 18.9 years. A summary of the tenancies is set out below.

Unit/EV	Tenant	Area sqft/ spaces	Lease Term	Break	Review Structure	Rent £pa	Rent £ psf/ pspace
Drive Thru	Campana Ltd t/a Taco Bell	1,700	15 years	10 years	5 yearly to RPI c/c 1-3% pa compounded	£80,000	£47.00
EV	Tesla Motors Ltd	8	20 years	15 years	Annually to RPI c/c 1-4%	£30,400	£3,800
EV	Osprey Charging Network Ltd	12	25 years	15 years	Annually to CPI c/c 1-3%	£45,000	£3,750
<b>TOTAL</b>						<b>£155,400</b>	

## COVENANTS

### Campana Ltd

Campana Ltd is one of the leading franchised operators for Taco Bell in the UK. Taco Bell now has 139 locations in the UK.

The company has an Experian rating of 100 and is classed as Very Low Risk.

A summary of the company's last three years' accounts is set out below:

<b>Campana Ltd</b>	<b>31/12/2024</b>	<b>31/12/2023</b>	<b>31/12/2022</b>
Co No: 11897926	<b>£,000</b>	<b>£,000</b>	<b>£,000</b>
Turnover	26,142	21,245	14,611
Pre Tax Profit (Loss)	2,140	680	(76)
Net Worth	3,406	1,812	1,290



Tesla Motors Ltd is the UK arm of Tesla Inc, the world's largest automotive and clean energy company with a market capitalisation of \$1 trillion. The company reported over \$90 billion in revenue in 2025. In the UK Tesla has over 1,400 individual electric vehicle super charging points across more than 140 locations.

The company has an Experian rating of 100 and is classed as Very Low Risk.

A summary of the company's last three years' accounts is set out below:

<b>Tesla Ltd</b>	<b>31/12/2024</b>	<b>31/12/2023</b>	<b>31/12/2022</b>
Co No: 4384008	<b>£,000</b>	<b>£,000</b>	<b>£,000</b>
Turnover	1,949,154	2,470,477	2,839,104
Pre Tax Profit (Loss)	19,492	32,084	42,086
Net Worth	124,241	170,423	135,003



Osprey Charging Network Ltd is one of the UK's largest electric vehicle public charging networks with over 1,500 rapid and ultra-rapid charging points. The company has over 500 further charging points in development, which will significantly expand the charging network over the UK.

The company's turnover has increased by over 248% over the last two years, highlighting the growth of the EV charging market and company's market share dominance.

The company has an Experian rating of 99 and is classed as Very Low Risk.

A summary of the company's last three years' accounts is set out below:

<b>Osprey Charging Network Ltd</b>	<b>31/12/2024</b>	<b>31/12/2023</b>	<b>31/12/2022</b>
Co No: 8460233	<b>£,000</b>	<b>£,000</b>	<b>£,000</b>
Turnover	18,801	12,736	5,406
Pre Tax Profit (Loss)	(6,122)	(7,462)	(5,840)
Net Worth	56,402	56,525	36,277

## PLANNING

The developer has received a positive pre-application response and has prepared a planning application, which is due to be submitted shortly.

Determination of the planning application is expected in September 2026.

## DEVELOPMENT PROGRAMME

The major milestones for the development are as follows:

- The development will commence in November 2026.
- Practical completion in April 2027.

A full suite of contractor warranties will be provided to the purchaser upon Practical Completion of the development.

## DEVELOPERS



3 Willows Ltd



The property will be developed by Telford Ramparts Ltd, a joint venture by 3 Willows Ltd and GB Partnerships Investments Ltd.

Established in 2014, 3 Willows Ltd is a specialist development company set up to create high quality retail, roadside, leisure and mixed use developments nationally.

For more than 20 years, GB Partnerships Group have been delivering award-winning, sustainable development projects in the UK.

Since 2001 the group has delivered 43 new developments with a value of £460m.

The joint venture developed the £4.2m KFC, Burger King and Costa drive thrus on the adjoining site to the subject property. It has also recently developed a £5m Aldi supermarket and five retail units in Maidstone.

Further information can be found on the companies' websites [3willows.co.uk](http://3willows.co.uk) and [gbpartnerships.co.uk](http://gbpartnerships.co.uk)

## EV CHARGING MARKET

The UK's electric vehicle charging network has continued to expand at pace over 2025 with an 18% year on year increase. As at Q4 2025 the UK had 87,168 public charge devices across 44,326 locations. Ultra rapid chargers (150kW+) now total 9,759 devices, which is a significant increase from 2024. This increase in rapid chargers is primarily due to the shift towards hub based rapid charging infrastructure, as per the planned development at the subject property.

The demand for EV charging is driven by the huge increase in electrified vehicles, which accounted for nearly half of all new car sales in 2025. Of those sales 48.5% (473,348 vehicles) were fully electric.

As of early 2026 there are now approximately 1.86 million fully electric cars on UK roads which is 5% of the total cars in the UK. This is forecast to increase to 3 million by 2028 and over 7 million by 2030.

## FUNDING STRUCTURE

We are seeking a full forward funding package based upon the lease terms above. The envisaged structure is as follows:

- An initial site purchase of £250,000 following receipt of a detailed planning consent and expiry of the Judicial review period.
- Monthly payments based on Employers Agent's certificates.
- The Development will take 5 months to construct.
- A balancing payment at practical completion to bring the total expenditure to the anticipated total consideration of £2,343,000 reflecting an overall funding yield of 6.50%.
- All expended monies will attract a quarterly interest return based upon the proposed capitalisation rate of 6.50%.
- Our calculations are based on a 50/50 share of the SDLT saving that the full forward funding structure creates.



## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price.

## PROPOSAL

We are instructed to seek offers for the forward funding of the property in excess of **£2,343,000 (Two Million Three Hundred and Forty Three Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of **6.50%**, assuming costs of purchase on the site of 4.11%.

## CONTACT

For further information or if you wish to arrange a viewing please do not hesitate to contact:

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