

Sainsbury's Coffee#1



**PRIME SECURELY LET SUPERMARKET, COFFEE UNIT AND
ELECTRIC VEHICLE CHARGING DEVELOPMENT FUNDING OPPORTUNITY**

Martin Drive | Burleyfields | Stafford | ST16 1GN





INVESTMENT SUMMARY

- Forward funding of a prime supermarket, in line coffee unit and EV charging investment.
- Located immediately to the west of Stafford town centre, the property forms part of a new 1,500 home development by Taylor Wimpey including a new primary school and doctors surgery.
- A new build supermarket extending to 418.0 sq.m (4,500 sq.ft) pre-let to Sainsbury's Supermarkets Ltd (15 years), adjoining in line coffee unit extending to 162.5 sq.m (1,750 sq.ft) pre-let to Coffee#1 Ltd (10 years) and a two bay electric vehicle charging hub pre-let to Green Turtle Energy Ltd (30 years)
- Weighted average unexpired lease term to break of 14.1 years
- Sainsbury's lease subject to five yearly upward only reviews to CPI collared at 1% and capped at 3% per annum compounded
- Green Turtle lease subject to annual increases to CPI review collared at 2% and capped at 3.5%
- Total income £173,000 per annum
- A reserved planning application has been submitted and is due to be approved under delegated powers imminently. The site has an existing outline consent for the proposed use.
- Practical completion November 2026
- Offers are sought for the forward funding of the investment in excess of **£2,925,000**
- Net initial yield **5.78%**, assuming costs of purchase on the site of 4.33%



LOCATION

Stafford is the county town and administrative centre of Staffordshire in the West Midlands. The town is located 27 miles north west of Birmingham, 17 miles south of Stoke-on-Trent and 34 miles west of Derby.

Stafford benefits from excellent access to the M6 motorway being two miles from Junction 14, providing access to Birmingham to the south and Manchester to the north.

The town benefits from regular rail services to London Euston with a fastest journey time of 1 hour 25 minutes, to Birmingham New Street in approximately 35 minutes and to Manchester in approximately 55 minutes.

Stafford has a resident population of over 75,000 and a retail catchment of 192,000. The town has an economic output of approximately £3.7 billion with an employment rate of 76.5%.

SITUATION

The property is prominently situated on Martin Drive and forms the local centre, together with a doctors surgery and a primary school, to a new 1,500 unit housing development by Taylor Wimpey. Stafford town centre is under a mile to the east of the property.



M6

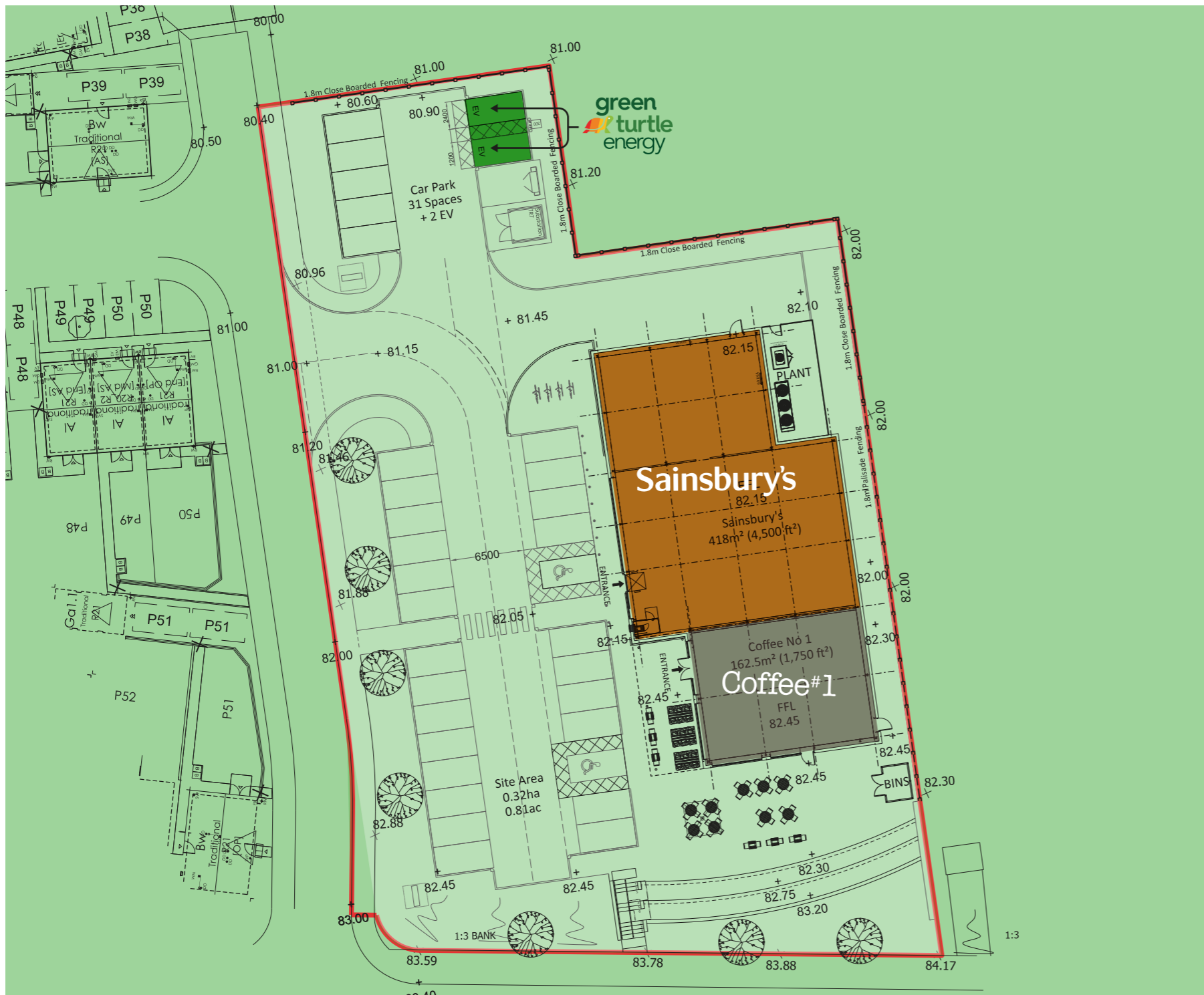
The Way for the Millenium

Sainsbury's
Coffee#1
green turtle
energy

Redgrave Drive

M6





DESCRIPTION

The development will comprise a supermarket, in line coffee unit and a two bay high speed electric vehicle charging station on a self-contained and landscaped site.

The supermarket will be constructed to Sainsbury's latest corporate specification comprising a large ground floor retail area with ancillary storage and staff accommodation to the rear of the unit. A loading area will be situated to the side elevation. Adjacent to the convenience store will be a coffee unit designed to Coffee#1's latest corporate specification and will comprise a cafe, serving area and customer toilets. Externally there will be further seating.

The development will have 31 shared car parking spaces.

Both units will be constructed to a target EPC rating of A.

SITE AREA

The site extends to 0.33 hectares (0.82 acres).

ACCOMMODATION

The proposed development will comprise the following net internal floor areas:-

Description	Area (sq.m)	Area (sq.ft)
Supermarket	480.0	4,500
Coffee Unit	162.5	1,750
Total	642.5	6,250



TENURE

Freehold.

TENANCIES

The property will be fully let on completion producing a total income of £173,000 per annum. A summary of the tenancies is set out below.

Units	Area (sq.m)	Tenant	Lease Term	Rent £pa	Review Structure
Unit 1	4,500	Sainsbury's Supermarkets Ltd	15 years	£130,000	5 yearly to CPI 1-3%
Unit 2	1,750	Coffee#1 Ltd	10 years	£40,000	5 year review upward only to Open Market
2 EV spaces		Green Turtle Energy Ltd	30 years	£3,000	Annual to CPI collared at 2% and capped at 3.5% or a 20% profit share, whichever is higher.
TOTAL				£173,000	



COVENANTS

Sainsbury's

Sainsbury's was founded in 1869 and is the second largest foodstore operator in Great Britain, with a current 15.5% market.

Sainsbury's occupy over 23 million sq.ft of retail space in the UK across over 1,400 stores. Sainsbury's announced their results for the 2025 financial year, with total grocery sales up 4.4% and Group underlying profit before tax coming in at £338 million.

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

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

Sainsbury's Supermarkets Ltd Co No: 03261722	01/03/2025 £m	02/03/2024 £m	04/03/2023 £m
Turnover	28,544	27,877	25,238
Pre Tax Profit	313	273	244
Net Assets	4,319	4,059	5,418



Green Turtle Energy is an EV charging installer and operator of 100-600 kW ultra-rapid chargers at PHV hotspots.

The company has over 50 sites in planning or under construction for deployment which will be phased out over 2026.

The company will be installing the chargers on site and the projected income will fully underpin the rental liability.

The company has provided a three year rental guarantee for the first 10 years of the lease, which will be held in escrow.

Coffee#1

Coffee#1 is a national coffee operator with 127 stores in the UK predominantly located in the southwest of England, the Midlands, Wales and the south east.

The company was acquired by the Nero Group in 2022 from SA Brain.

The company has an Experian rating of 92 and is classified as Very Low Risk.

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

Coffee #1 Ltd Co No: 4027169	31/05/2025 £m	31/05/2024 £m	31/05/2023 £m
Turnover	55,346	51,556	44,698
Pre Tax Profit	4,933	6,151	4,621
Net Assets	30,773	25,961	19,885



PLANNING

The Developer has submitted a reserved matters planning application (application number 25/41077/REM), which is due to be approved under delegated powers imminently.

The site has an existing outline consent for the proposed use.

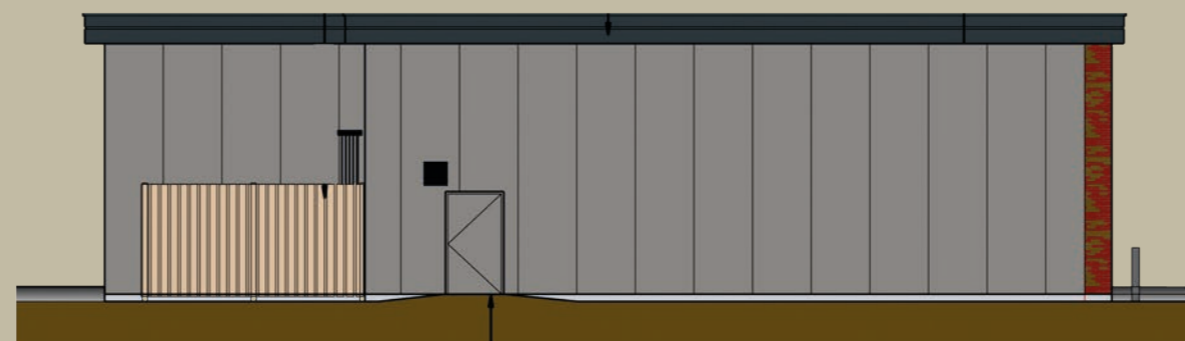
Further details on the planning application are available on request.

DEVELOPMENT PROGRAMME

The major milestones for the development are as follows:

- The development will commence in **May 2026**.
- Practical completion in **November 2026**.

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





DEVELOPER & CONTRACTOR



The property will be developed by Hinton Group, who is one of the leading hotel, leisure, retail and childcare developers in the UK. Hinton Group is a privately owned company specializing in land acquisition, development, architectural design and construction.

Hinton has been delivering innovative development solutions for over two decades and to date Hinton has developed over 1,500,000 sq ft of commercial property, 66 hotels and 6,500 rooms. Recent projects include:

- Sainsbury's and Costa Coffee Drive Thru, Droitwich
- Little Pioneers Nursery, Stratford upon Avon
- Starbucks Drive Thru, Bedford
- Costa Coffee Drive Thru, Bromsgrove
- 86 bed Premier Inn hotel, Abingdon
- Costa Coffee Drive-Thru, Minworth
- Little Pioneers Nursery, Emersons Green, Bristol
- Aldi supermarket, Costa Coffee Drive Thru and a Little Pioneers Nursery, Corinthian Park, Cheltenham
- 90 bed Travelodge and Costa Coffee Drive Thru, Emersons Green, Bristol
- 78 bed Travelodge and Costa Coffee Drive Thru, Workington
- 63 bed Travelodge and Costa Coffee Drive Thru, Witney
- Lidl supermarket and Starbucks drive thru unit Cheltenham
- 60 bed Travelodge, Greggs and Starbucks drive thru Melksham
- 70 bed Travelodge, Subway and Starbucks drive thru Swindon
- Waitrose supermarket, Bromsgrove
- Aldi supermarket, Leicester
- 68, bed Travelodge, Telford
- KFC Drive-Thru and Aldi supermarket, Telford

Further information can be found on the company website hintongroup.co.uk

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 **£2,925,000 (Two Million Nine Hundred and Twenty Five Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of **5.78%**, assuming costs of purchase on the site of 4.33%.

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 £500,000
- Monthly payments based on Employers Agent's certificates.
- The Development will take 6 months to construct.
- A balancing payment at practical completion to bring the total expenditure to the anticipated total consideration of £2,925,000, reflecting an overall funding yield of 5.78%.
- All expended monies will attract a quarterly interest return based upon the proposed capitalisation rate of 5.78%.
- Our calculations are based on a 50/50 share of the SDLT saving that the full forward funding structure creates.



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CONTACT

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