



Taken March 2026



Starbucks and Ionity Investment For Sale

Dolbeare Meadow Business Park, Ashburton, Devon, TQ13 7FL

OIEO £2,300,000, representing 5.7% NIY



**MONK
&
PARTNERS**

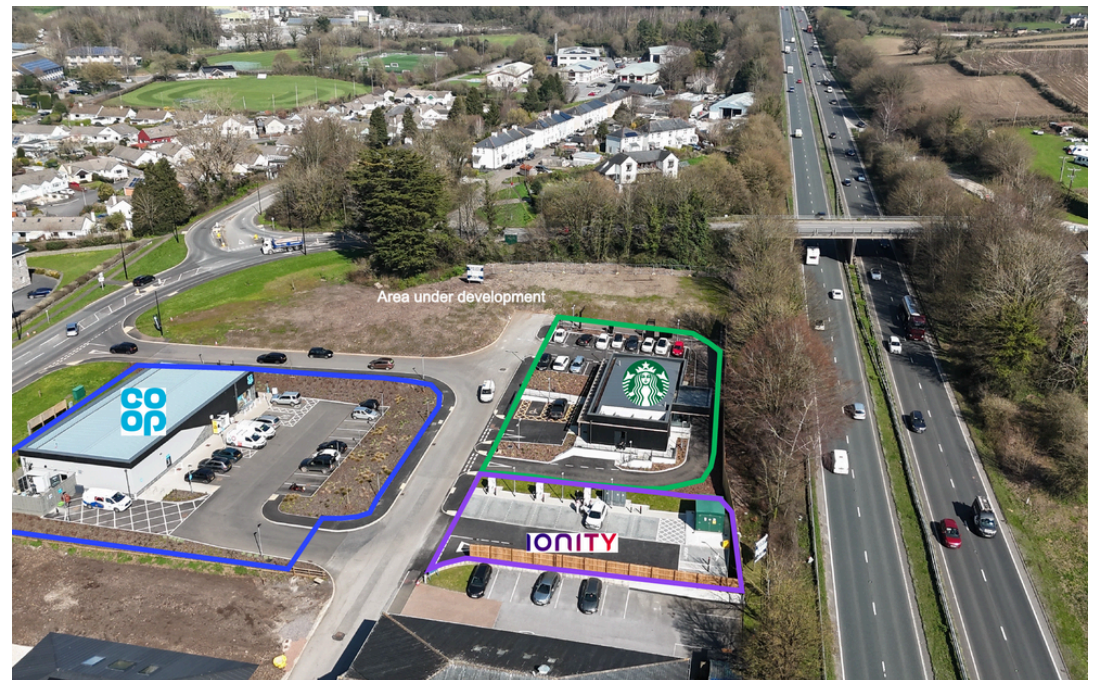
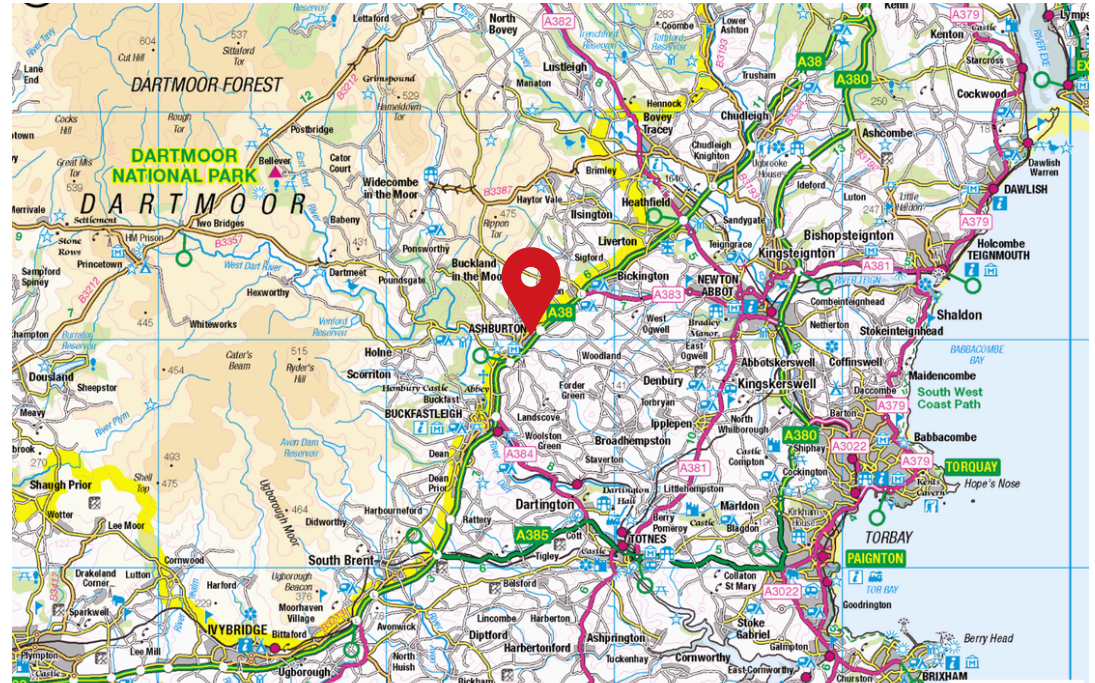


Investment Summary

- Prime roadside investment.
- Benefiting from significant exposure to high traffic volumes, with approximately 48,000 daily vehicle movements.
- Fully let to established covenants, including Starbucks (15-year lease) and IONITY (30-year lease).
- Total rent roll of £139,500 per annum.
- Inflation-protected income with 5-year CPI reviews (capped & collared).
- Open and trading.
- Offers are invited in excess of £2,300,000, reflecting a 5.7% NIY.
- Co-op investment also available by way of separate negotiation.

Location

Ashburton is well located geographically being approximately equidistant (approximately 20 miles) between the three major commercial centres of Plymouth (west), Torbay (south) and Exeter (east). Located adjacent to the A38 Devon Expressway, Ashburton is a busy market town and provides a gateway to the Dartmoor National Park sitting on it's southern edge. The A38 merges into the M5 at Exeter (16 miles) whilst providing access to Cornwall 20 miles west. Dolbear Meadow Business Park is a 3 acre site currently accommodating a Devon & Cornwall Police department and with a further 30,000 sq ft plus of new business space planned and/ or about to commence construction. The subject property will provide a much needed convenience retail provision to serve Ashburton, the South Devon Community College, Ashburton Cookery School along with the proposed development of the Park itself. It will also provide a welcomed amenity for the established and highly successful Linhay Business Park just 400m along the road which accommodates a range of national and local occupiers including Age UK, Devon & Cornwall Police, Cambium Networks etc.



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LOCATION MAP

STREETVIEW

WHAT3WORDS

Traffic Count

Department for Transport Daily Traffic Counts are provided below for the most recent year:-

A38 - 48,226

Site Description

The site comprises of approximately 1.06 acres (0.429 hectares) bounded by the A38 and B3352. The land is relatively flat with an undulating bank rising from south to north.

Planning permission was granted for a convenience store, a drive thru unit and EV parking. Works have now been completed with full practical completion achieved and hand-over in late November 2025.

The drive-thru unit occupies a site area of approximately 0.36 acres and is let to Starbucks. It comprises a purpose-built café restaurant with a dedicated drive-thru lane, extending to approximately 1,840 sq ft, with 15 associated car parking spaces.

A long with the car parking spaces from the two occupiers, there is 10 additional EV charging bays, which sit on a site area of 0.14 acres and have been let to Ionity GmbH.



Both elements have been constructed to a high specification and form a modern roadside scheme with strong covenant strength and long-term income potential.

Floor plans are available upon request.

Planning

Planning permission has been granted for the site and developed in accordance with the below. Application No: 0399/24 proposes the development of five flexible non-retail Class E units (covering subcategories c, d, e, f, and g), along with an electric vehicle charge park, a café building, and drive-thru facilities. Application No: 0252/24 relates to the provision of five Class E units, comprising one convenience store and four commercial units.

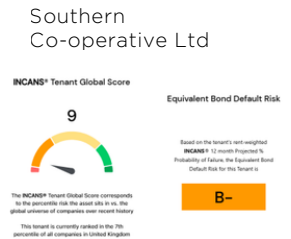
Tenancy Schedule

| Tenant | Term | Break | Rent (PA) | Reviews |
|--|----------|-----------|-----------|---|
|  Cobra Coffee TA Starbucks (Southern Coop Parent Company) | 15 years | No Breaks | £97,500 | 5 year CPI capped and collared (1&3) |
|  IONITY GMBH | 30 years | No Breaks | £42,000 | 5 year CPI capped and collared (2&4) |

Total - £139,500 Per Annum

Covenant Strength

As can be seen to the right the Southern Co-operative Ltd is of undoubted covenant strength capable of meeting their lease obligations for the duration of the term. In addition to this Ionity is a joint venture of the car manufacturers BMW Group, Ford Motor Company, Hyundai Motor Group, Mercedes Benz AG and Volkswagen Group with Audi and Porsche, along with BlackRock's Climate Infrastructure Platform as financial investor. Ionity is Europe's leading EV charging company with over 4,000 chargers located in 24 countries throughout Europe and again is therefore an undoubted covenant.





Tenure & Guide

Offers are invited in the order of £2,300,000, representing a 5.7% NIY, for the freehold interest subject to the two occupational leases, with purchaser's costs of 6.52%.

Rent free will be absorbed by the vendor by way of a rent top up or price adjustment reflective of the completion date.

VAT

Vat is applicable but it is assumed that the sale can be treated as a TOGC and therefore VAT will be waived.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

For a formal viewing strictly by appointment with Savills and Monk & Partners.



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