PRIME ROADSIDE RETAIL
INVESTMENT OPPORTUNITY

COSTA COFFEE
DRIVE THRU &
EV CHARGING HUB

BRIDGE STREET / CASTLEFORD
WAKEFIELD / **WF10 1AG**

/// what3words:
ridge.shop.spine

A DEVELOPMENT BY:

ESHTON GROUP
PROPERTY DEVELOPMENT & INVESTMENT

Photograph has been edited to incorporate Costa signage

// **Drive-thru let to Costa Ltd**
for 15 years with five-yearly RPI rent reviews subject to a collar/cap of 1-3% pac

// **EV charging let to The EV Network Ltd**
for 30 years with annual upward-only uncapped CPI rent reviews

INVESTMENT SUMMARY

Castleford is the **second largest town** in the **Wakefield district** with a population of circa 45,000

Prime location benefitting from both a **prominent** roadside retail position and **good pedestrian** links to Castleford town centre and the Carlton Lanes Shopping Centre

The asset provides **the first and only ultra-rapid EV hub** in the town centre

A **new 1,800 sq.ft coffee drive-thru unit** on a site of 0.46 acres with **17** conventional parking spaces alongside an EV hub

The **EV hub** will initially be served by four 300kW charging units and has the benefit of a rarely available **1.5 MVA power supply**

Drive-thru let to **Costa Ltd** on a full repairing and insuring lease for a term of **15 years** from 14 November 2025

Initial rent of **£125,000 per annum** (£69.44 psf), subject to **five-yearly** indexed uplifts based on **RPI** with an annual **collar of 1% and cap of 3%**

The EV charging bays are let to **The EV Network Limited** (EVN) on a full repairing and insuring lease for a term of **30 years (no breaks)** from 26 August 2025

Initial rent of **£40,000 per annum** (£4,000 per EV bay upon the energisation of all of the ten bays demised) subject to annual upward-only **uncapped CPI** rent reviews

Weighted Average Unexpired Lease Term **(WAULT)** of circa **18.5 years**

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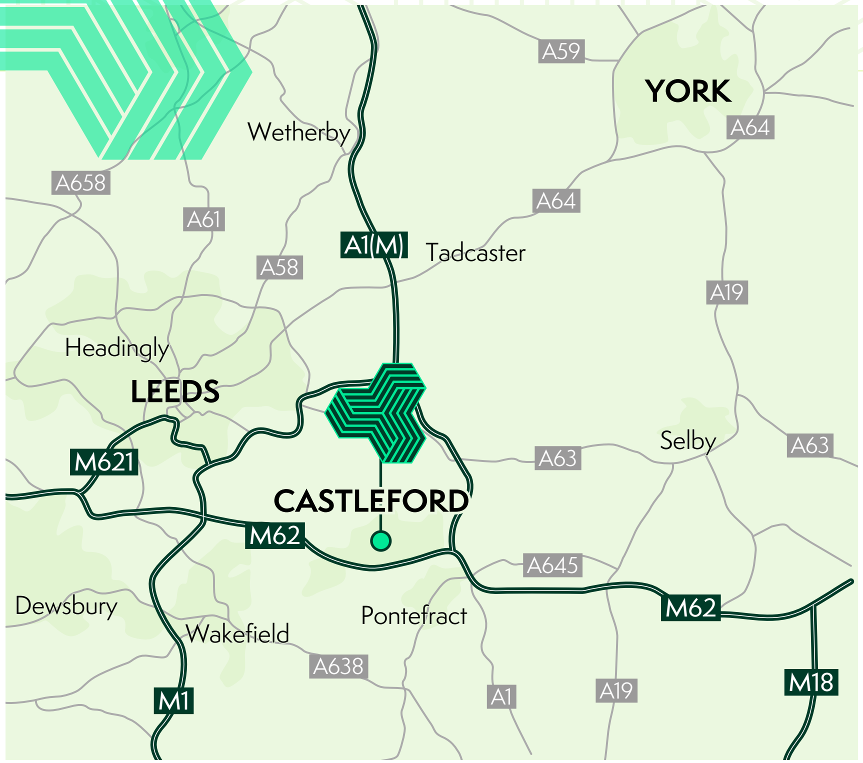
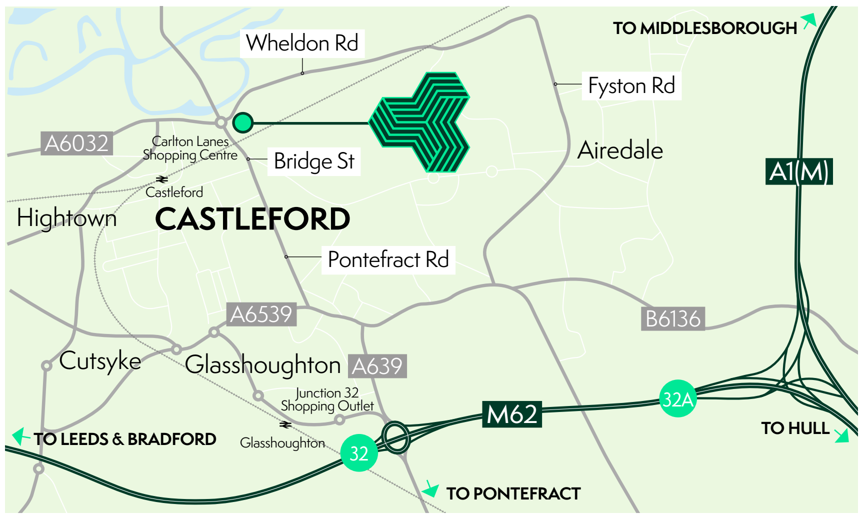
We are seeking offers in excess of **£2,580,000 (Two Million Five Hundred and Eighty Thousand Pounds)**, reflecting a **Net Initial Yield of 6.01%** (assuming purchaser's costs of 6.39%).

LOCATION & SITUATION





Castleford is a town within the City of Wakefield in West Yorkshire. It is the largest town in the Wakefield district after Wakefield itself.

Castleford benefits from excellent accessibility with it been located at the intersection of the A1(M) and M62 with Junction 31 and 32 of the M62 trans-Pennine motorway being to the south of the town.

The property fronts Bridge Street (A6032), which is a principal route going east to west just to the north of Castleford town centre. A count point marker on the A6032 (ID 57027) registered a manual count of 22,252 vehicles per day in 2023 (DfT). This is comfortably in excess of the threshold of 15,000 vehicle movements per day which drive-thru operators typically have for new store locations.

As well as Castleford town centre, Carlton Lanes Shopping Centre is easily accessible from the property on foot where occupiers include Boots, Holland & Barratt and JD. Surrounding the property are car parks associated with the shopping centre which provide a captive audience for the coffee drive-thru and EV facility alongside the extensive passing traffic, town centre shoppers and the residents of Castleford.

Click for **Google Maps**

What3Words **ridge.shop.spine**

Source: Google Maps

45,000 population at the 2021 Census

34 miles north of Sheffield

11 miles south-east of Leeds

5.5 miles south-west of York

5 mins to junction 32 of the M62

DESCRIPTION

PLANNING

Planning permission was granted by Wakefield Council for the roadside retail development under planning application reference number 24/00776/FUL.

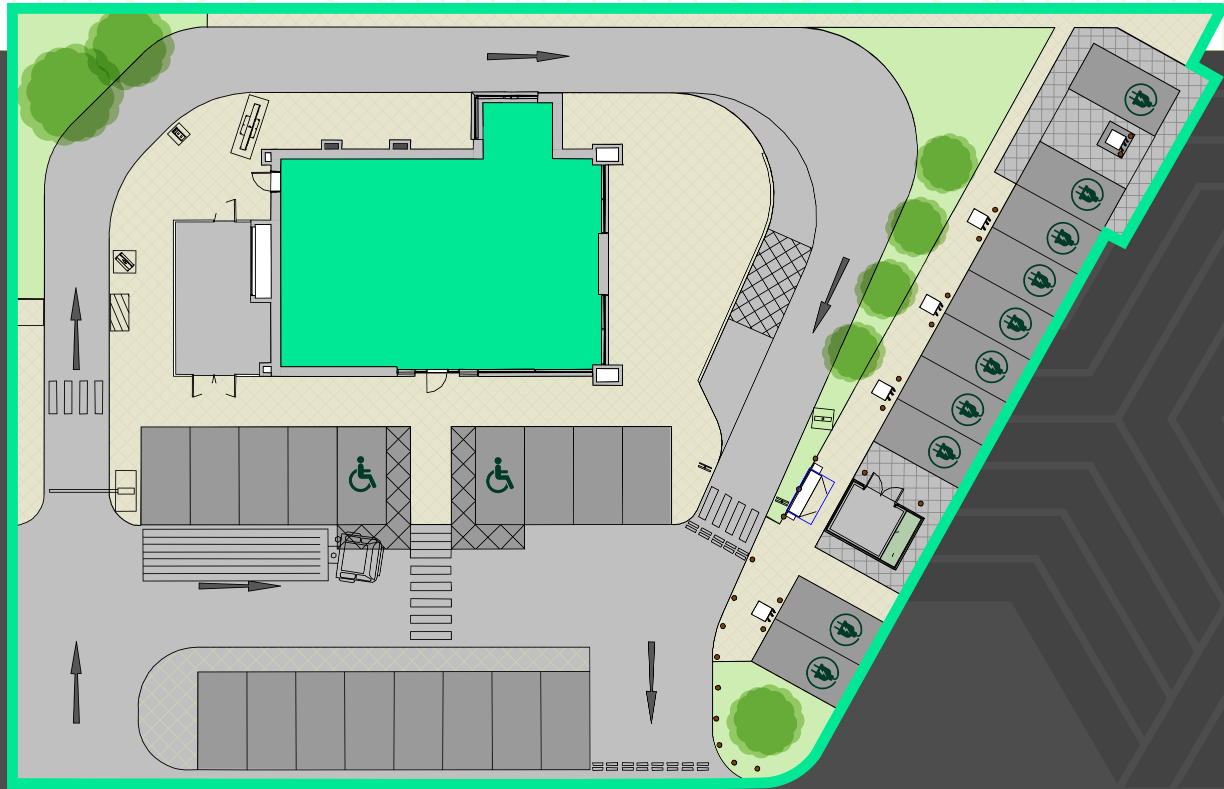
Following practical completion of Landlord Works in November 2025, the property comprises a modern standalone new build coffee drive-thru retail unit of 1,800 sq.ft. (GIA) on a 0.19 hectare (0.46 acre) site with parking for 17 vehicles (excluding the EV hub).

The drive-thru retail unit has been built to Costa's specifications and is of steel frame construction with composite cladding to walls under a metal-clad roof.

An eight-bay "ultra-rapid" electric vehicle (EV) charging hub, served by four state-of-the-art 300kW Alpitronic HYC units will sit alongside the Costa drive-thru and fronting the A6032. The EV chargers will be operated by E-On. The tenant will have the ability to create two additional EV bays during their lease term on spaces already demised.

TENURE

Freehold under Title Number YY191024.



TENANCY

The coffee drive-thru is let to Costa Limited (CRN: 01270695) on full repairing and insuring terms for 15 years from 14 November 2025.

The initial annual rent of £125,000 (£69.44 per sq.ft) is subject to five-yearly indexed increases throughout the term linked to RPI, with a collar of 1% pac and cap of 3% pac.

Costa have the benefit of a nine-month rent free period. The vendor will provide a rental top up to the contracted rent upon completion of the investment sale.

The EV charging bays are let to The Electric Vehicle Network Limited (EVN) (CRN: 10993932) on full repairing and insuring terms for 30 years from 26 August 2025.

The initial annual rent of £40,000 (£4,000 per bay upon the energisation of all ten bays demised) is subject to annual upward only uncapped CPI rent reviews.

As is typical there is a lease to an iDNO in respect of the substation, details of which can be provided upon request.

Let
to Costa Coffee for 15 years

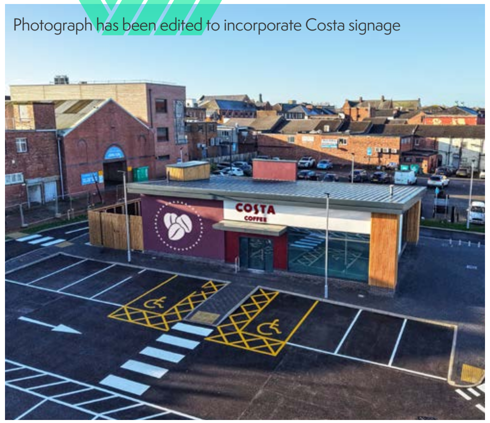
1,800 sq.ft
drive-thru

0.19
hectare site (0.46 acre)

17
car parking spaces

8-bay
'Ultra-rapid' EV charging hub

MARKET COMMENTARY



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Competition amongst operators for drive-thru locations remains pent up. This in part is due to the continued appetite from pre-existing operators to enter new locations or alleviate pressure from over trading stores, the emergence of US and new brands to the UK market and the diversification of some businesses away from their traditional in-line retail units.

We regularly see competition for new occupational opportunities which has culminated in a continued strength in rental growth over the last five years.

Higher build costs have also been a factor in rental growth, but this has also slowed development pipelines which in turn has resulted in a scarcity of investment product.

There has been a flight to drive-thru investment assets of late given their accessible locations, long, inflation-proofed FRI leases and healthy tenant covenants. Their affordable lot sizes and potential to generate stable and attractive income returns has made them appeal to private investors particularly.

The EV charging market is expanding rapidly as the number of EVs being sold in the UK continues to increase. At the end of October 2025 there were over 1.75m Battery EVs (BEVs) on UK roads with 25.4% of all new car registrations being electric. Whilst home charging is sufficient to cover local journeys a network of easily accessible rapid and ultra-rapid charges across the UK is required to enable longer distance travel and the widest possible adoption of EVs. EV charging alongside attractive "dwell-time" facilities such as coffee drive-thrus create appealing destination facilities.

PROPERTY	DATE	UNEXPIRED TERM (YEARS)	RENTAL UPLIFTS	PRICE (£)	NIY (%)
Costa, Congleton	May 2025	14.5	5 yearly RPI 1-3% pac	1.7m	5.54
Starbucks, Wakefield	April 2025	15	5 yearly RPI 1-3% pac	1.6m	5.03
Costa, Torquay	April 2025	13.75	5 yearly CPI 1-4% pac	1.88m	5.51
Starbucks, Leigh	March 2025	20	5 yearly RPI 1-3% pac	2.155m	5.50
Costa, Bury St Edmunds	September 2024	15	CPI 1-3% pac	1.825m	5.16

5 yrs
consistent rental growth

1.75m+
EVs on roads by Oct 2025

25.4%
all new cars EV by Oct 2025

Ultra-rapid
enables longer travel distances

Drive-thru
complements the dwell time associated with EV charging

FURTHER INFORMATION

COVENANT INFORMATION

Costa Limited, trading as Costa Coffee is the UK's largest coffee house chain and operates more than 16,000 outlets across the country. Since its acquisition by The Coca-Cola Company in January 2019, Costa has harnessed this partnership to drive expansion and strengthen its global footprint. The brand's strong financial performance is highlighted by its £1.222 billion turnover in 2023, marking a 9.4% increase year-on-year.

Costa Coffee's growth strategy involves physical expansion through new store formats like drive-thrus and self-serve machines, alongside digital transformation with its Costa Club app and in-app features like predictive ordering. Key elements also include an engaged workforce, sustainable and health-conscious product development and an expanding global franchise network.

Costa Limited have an Endole Credit Rating of 93/100 (Secure). The company's most recent published accounts show:

	2023 (£000's)	2022 (£000's)	2021 (£000's)
Sales Turnover	1,222,856	1,117,450	923,174
Pre-Tax Profit	(9,632)	245,950	(42,370)
Net Assets	276,518	374,260	227,606

EVN were founded in 2017 and are a fully integrated development and investment company delivering turn-key ultrafast charging hubs across the UK, Europe and USA. They specialise in acquiring sites, installing and commissioning Electric Vehicle Charging Points (EVCPs) and subsequently leasing these by way of licence to Charge Point Operators (CPOs). EVN work with some of the best CPOs in the market including BP Pulse and E-On with E-On being the chosen charge-point operator for Castleford. EVN have strategic Landlord partnerships with the likes of Cheltenham Borough Council, Tim Hortons and the NEC.

As with the vast majority of similar operators, the tenant entity is still in its embryonic stage as its rollout of EVCP locations builds up. EVN have an Endole Credit Rating of 93/100 (Secure).

VAT

It is expected that the transaction will be treated as a TOGC.

PROPOSAL

We are seeking offers in excess of **£2,580,000 (Two Million Five Hundred and Eighty Thousand Pounds),** reflecting a **Net Initial Yield of 6.01%** (assuming purchaser's costs of 6.39%).

Assuming average annual CPI of 3%, a purchase at this level will show the following running yield profile:

Net Initial Yield	6.01%
Year 5 Indexed Uplift*	6.97%
Year 10 Indexed Uplift*	8.08%

*All Indexed projections are based on 3% per annum CPI throughout. All yields stated assume the deduction of standard purchaser's costs of 6.39%.

Subject to contract and exclusive of VAT.

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