

COFFEE #1 - RETAIL INVESTMENT SALE

2-4 DERBY STREET LEEK ST13 5AB

2-4 Derby Street

The Works

TheWorks.co.uk

Coffee#1

Coffee#1

Coffee#1

Coffee#1

£1 for 25 years

bf.

brasierfreeth.com

INVESTMENT SUMMARY

- Affluent and popular Peak District town.
- Attractive building located in a 100% prime trading position on Derby Street.
- Freehold.
- Lease for a term of 10 years from 10 October 2022 to Coffee #1 Limited with no breaks.
- Strong covenant – wholly owned subsidiary of Caffè Nero.
- Coffee #1 have been trading successfully here for over three years.
- Passing rent of £32,500 per annum, which reflects £25.80 Zone A, providing excellent prospects for rental growth.
- The 2027 break option has been removed in exchange for agreeing a nil uplift at rent review, highlighting the tenant's commitment to the location.
- Ideal SIPP purchase.

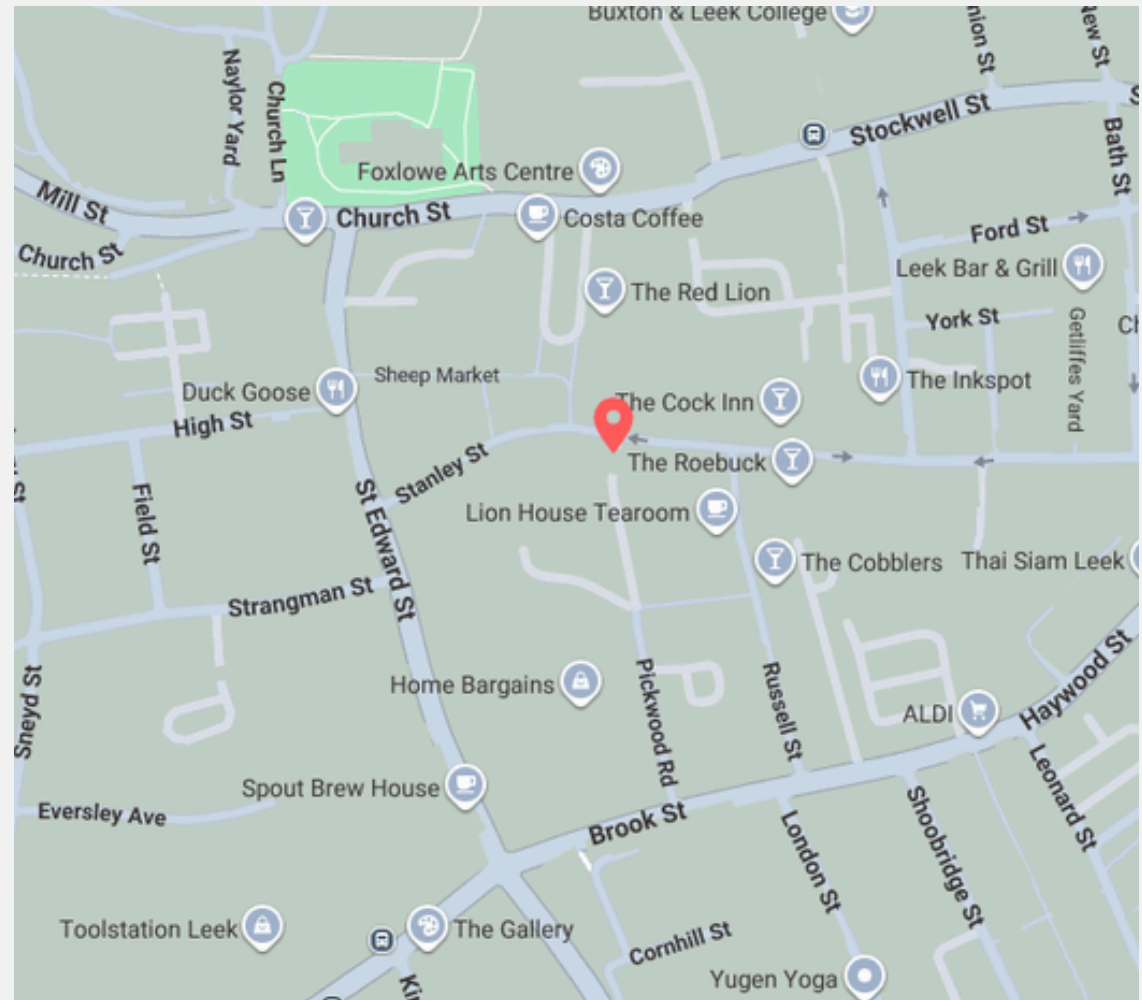
2-4 DERBY STREET | LEEK | ST13 5AB



LOCATION

Leek is an English market town and civil parish in the county of Staffordshire, on the southwest edge of the Peak District. The town is situated on the River Churnet, about 10 miles northeast of Stoke-on-Trent, 13 miles south of Macclesfield and 28 miles to the northwest of Derby.

Leek is the administrative centre for the Staffordshire Moorlands District Council. The town has a population of circa 21,000 people, transport links are via the A523 leading to Macclesfield and the A52 to the southeast linking to the A53 and the M6. The town is served by the First Potteries bus network with regular services to Hanley, Stoke-on-Trent as well as the other nearby towns of Buxton, Macclesfield and Ashbourne.



SITUATION

The property is situated in the heart of Leek town centre at the western end of Derby Street, close to its junction with Stanley Street and diagonally opposite Market Place, with an adjacent 36-space car park.

The property occupies a 100% prime retailing pitch in the town, with nearby occupiers including Boots, Superdrug, Specsavers and The Works.

DESCRIPTION

The property comprises an attractive, mid-terrace property arranged over basement, ground and first floors. The property has brick and glazed elevations and has been fitted out to a high standard as a coffee shop on the ground floor, with ancillary accommodation at basement and first floor.



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ACCOMMODATION

FLOOR	SIZE SQ.M	SIZE SQ.FT
Ground Floor Sales	172.43	1,856
First Floor Storage	98.57	1,061
Basement Storage	105.45	1,135
TOTAL	376.44	4,052
ITZA		1,113 units

**These floor areas are approximate and have been calculated on a NIA basis.*

COVENANT

Coffee #1 are a neighbourhood coffee shop brand and a wholly owned subsidiary of Caffè Nero. The company has achieved significant growth in recent years, and they now trade from 110 stores across the UK.

For the year ending 31 May 2025, the company made a pre-tax profit of **£4,933,000.00** and had total shareholders' funds of **£30,7773,000.00**.

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TENANCY

The property is occupied on a lease dated 10 October 2022 for a term of 10 years at a current rent of £32,500 pa. A deal was agreed to remove the 2027 break option in exchange for agreeing a nil uplift at rent review, highlighting the tenant's commitment to the location. There is now an unexpired term certain of approximately six and a half years.

EPC

An EPC certificate is available upon request.

VAT

We are advised that the property has been elected for VAT.

ANTI MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds for the acquisition.

TENURE

Freehold

PROPOSAL

We are instructed to seek offers in excess of **£390,000 (Three Hundred and Ninety Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level would reflect an attractive **net initial yield of 8.00%** assuming purchaser's costs of 4.11%.

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CONTACT

GET IN TOUCH

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