



Starbucks Drive Thru

100 Sir Henry Lee Crescent, Bicester Road, Aylesbury, HP18 0YR

INVESTMENT FOR SALE - STARBUCKS DRIVE THRU, AYLESBURY

1,800 sq ft
(167.23 sq m)

- 15 year lease to Queensway Coffee Houses Ltd
- Initial rent of £86,000 per annum rising to £100,000 per annum in year 5
- Let on an FRI lease from 21 October 2024
- For sale as a TOGC

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Summary

Available Size	1,800 sq ft
Price	Offers in excess of £1,600,000 The property is available as a TOGC
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable. VAT is payable on the purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	A (12)

Description

This new Starbucks Drive Thru opened in November 2024 and offers approximately 1,800 sq ft of purpose built coffee shop with Drive Thru, benefitting from 15 car parking spaces plus 3 EV charging bays .

Location

The property is situated on the junction of Bicester Road (A41) and Sir Henry Lee Crescent within the Berryfields area of Aylesbury and approximately 2 miles from Aylesbury Town Centre. Aylesbury is approximately 17 miles form Bicester , 17 miles from Buckingham and 26 miles from Oxford. The A41 provides excellent connections to Junction 20 of the M25 and Junction 9 of the M40. Aylesbury Parkway railway station is approximately 0.8 miles away via the A41 and offers rail travel to London Marylebone in just over an hour.

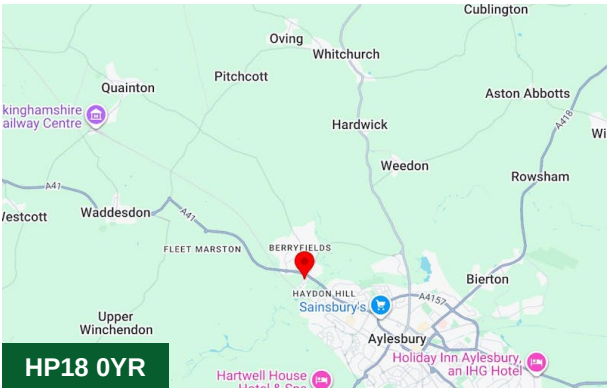
Terms

The property is let on a 15 year FRI lease from 21 October 2024 to Queensway Coffee Houses Ltd an initial rent of £86,000 per annum. Under the terms of the lease the rent increases to £100,000 per annum in year 5 and then annually to year 10 when it will be £115,927 per annum. Within the lease Queensway Coffee Houses Ltd can sublet the EV parking bays which are currently let to Instavolt Ltd, with the rental income retained by Queensway Coffee Houses Ltd.

Offers are sought in excess of £1.6m plus VAT.

Money Laundering and Identity Checks

Money Laundering Regulations require chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Viewing & Further Information

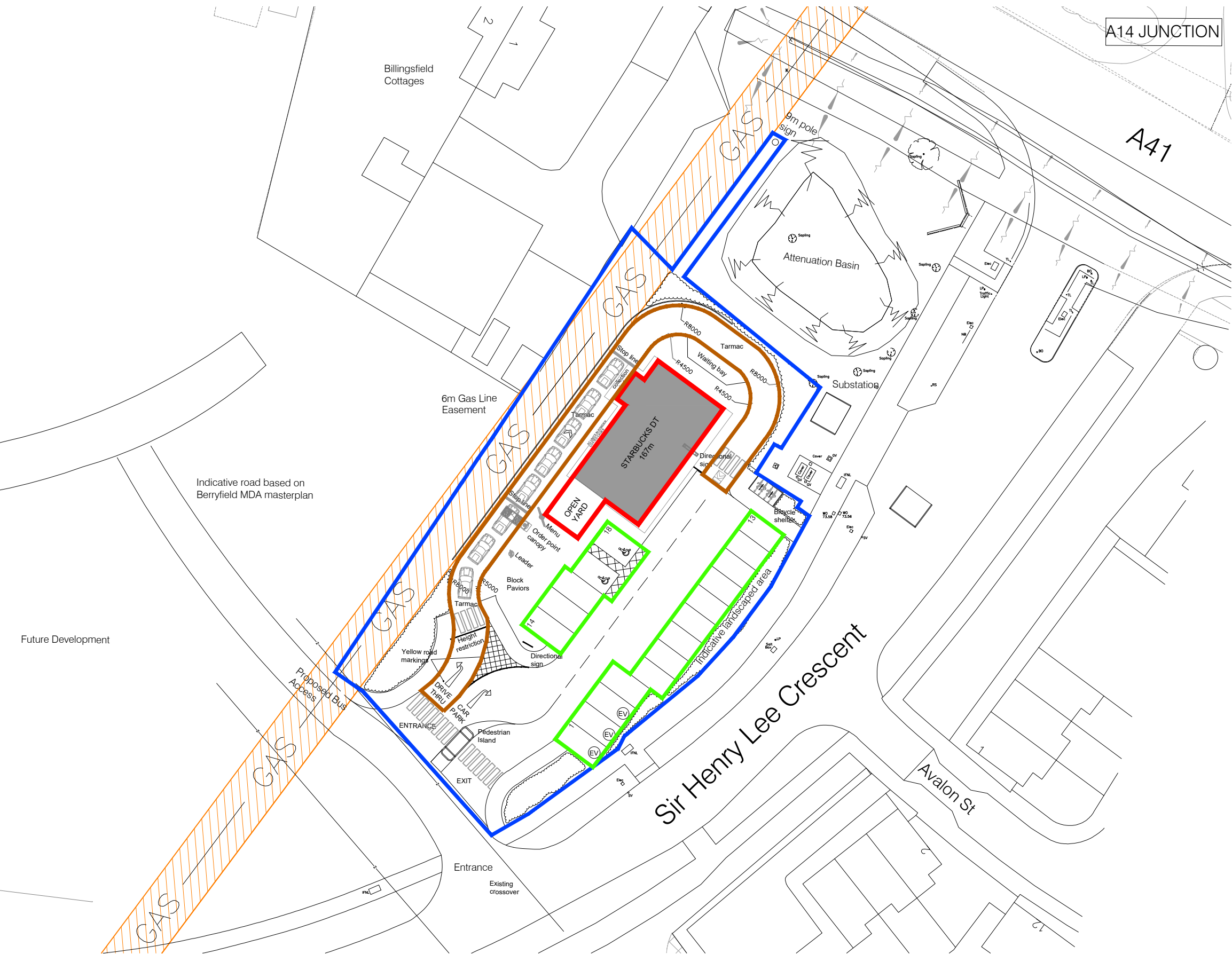


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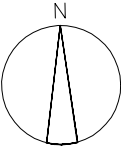




Lease Plan
scale 1:500

REV	DESCRIPTION
-	First Issue
A	Coloured lines added.

DATE
13.11.2024
14.11.2024



Client:	DNL Properties Limited
Project:	Starbucks - Berryfields, Aylesbury
Title:	Lease Plan
Project No:	A20-001
Drawn by:	RL
Scale:	1:500 @ A3

Drg No:	A20-001-LP001	Rev: A
Scale (m):	1:500	

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