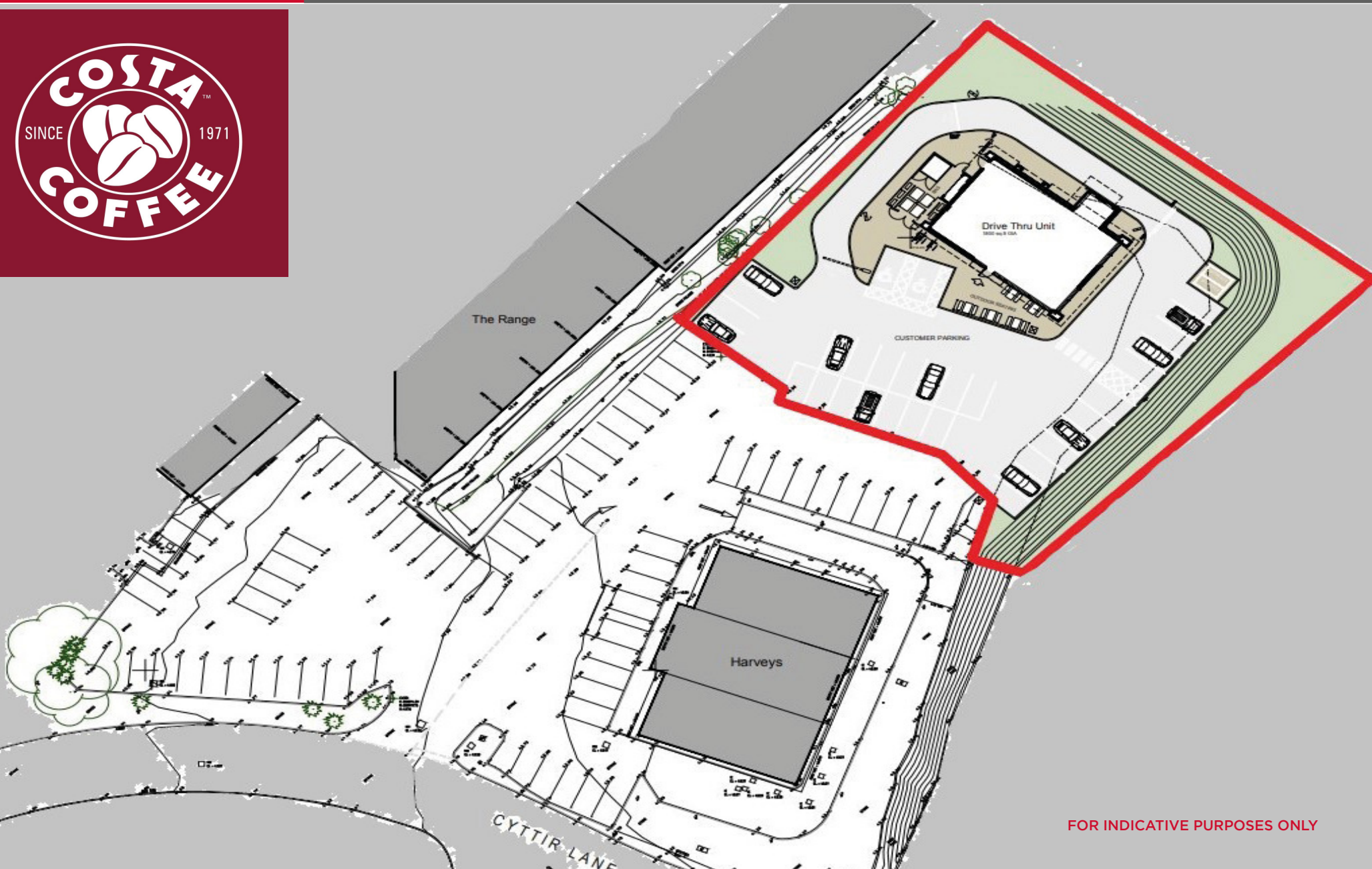




# For Sale

Long income drive-thru investment

Land at Cyttir Lane, Bangor, Gwynedd, LL57 4SU



FOR INDICATIVE PURPOSES ONLY

**Land site measuring approximately 0.5 acres**

**Planning approved for a purpose-built drive through totalling 1,800 sq ft GIA**

**Agreement for lease with Costa Ltd for £81,000 PA over 15-year term**

**Buyer to carry out shell construction prior to lease commencement**

**Freehold - offers in excess of £425,000**

## LOCATION

Bangor is a cathedral city and university city in Gwynedd, North Wales. It is the oldest city in Wales. Historically part of Caernarfonshire, it had a population of 18,322 at the 2019 UK Office for National Statistics. Bangor railway station, which serves the city, is located on the North Wales Coast Line from Crewe and Chester to Holyhead. The A55 runs immediately to the south of Bangor, providing road transport to Holyhead in the west and Chester to the east. The nearest airport with international flights is Liverpool John Lennon Airport, 83 miles away by road.

The development is situated within Bangor's main established retail warehouse pitch, which fronts the A4087 Caernarfon Road. The subject property is strategically situated directly off Cyttir Lane, behind The Range retail warehouse (part of the Bangor Retail Park) and opposite the Tesco Extra supermarket. The site has shared access with Harveys New York Bar & Grill. Other nearby occupiers include KFC (new build), Next, Argos, Sports Direct and B&Q. Just a short distance north east of the property, along the Caernarfon Road, is the Menai Retail Park which is host to Currys / PC World, Carpet Right, T K Maxx and Pets at Home.



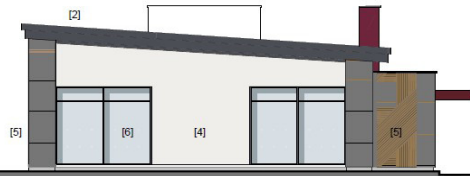
## DESCRIPTION

The development site amounts to an area of c.0.2 hectares (0.5 acres) and is located on land to the rear of Harveys New York Bar & Grill. The site is bound by rock face to the north and east, a stone bund to the south and retaining wall along the western boundary. The development will comprise a new single storey purpose-built detached unit with a target area of 1,800 sq ft (GIA), a drive-thru lane and customer parking, designed and delivered specifically to meet Costa Coffee corporate branding style and operational requirements. The associated parking provision is for 33 car parking spaces.

## DEVELOPMENT

Full details and breakdown of proposed build costs based on a 22 week shell construction programme are available upon request .

## PROPOSED ELEVATIONS - FOR ILLUSTRATIVE PURPOSES ONLY



01 SIDE ELEVATION (SOUTHEAST)  
1:50



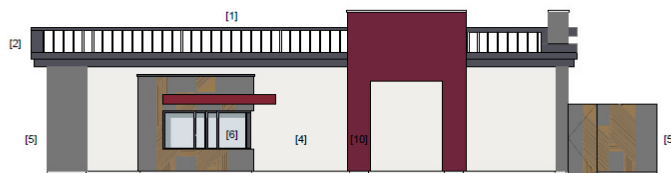
02 SIDE ELEVATION (NORTHWEST)  
1:50



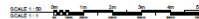
## PROPOSED ELEVATIONS - FOR ILLUSTRATIVE PURPOSES ONLY



01 FRONT ELEVATION  
1:50



02 REAR ELEVATION  
1:50



## TENANCY

The property will be let to Costa Limited (Company Number: 01270695). Costa Limited have a CreditSafe Rating of 80 out of 100, reflecting a 'Very Low Risk' of business failure.

The lease will commence from practical completion for a term of 15 years, with a tenant only break option upon expiry of the 10th year (subject to 6 months notice). The initial rent will be £81,000 per annum (exclusive). The tenant has been granted 6-months rent free which will be topped up by the vendor. There will be guaranteed upward only rent reviews on the 5th and 10th anniversaries of the term, compounded annually, in line with CPI (subject to a cap of 3% and a collar of 1%). There will be a small estate service charge payable by the tenant

## PLANNING

On 21st March 2022, under application number C21/0750/25/LL, planning permission was granted for the erection of a coffee shop with drive thru facility together with associated car parking, access, landscaping and associated works. Copies of all supporting documentation are available upon request.

## PRICE

Offers in excess of £425,000 are sought for the freehold interest.

## SERVICES

We understand that all main services are connected to the property but have not been tested by the Agent.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## VALUE ADDED TAX

We are advised that VAT is payable in addition to the purchase price.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.



Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  [agency@bondwolfe.com](mailto:agency@bondwolfe.com)  [bondwolfe.com](http://bondwolfe.com)