



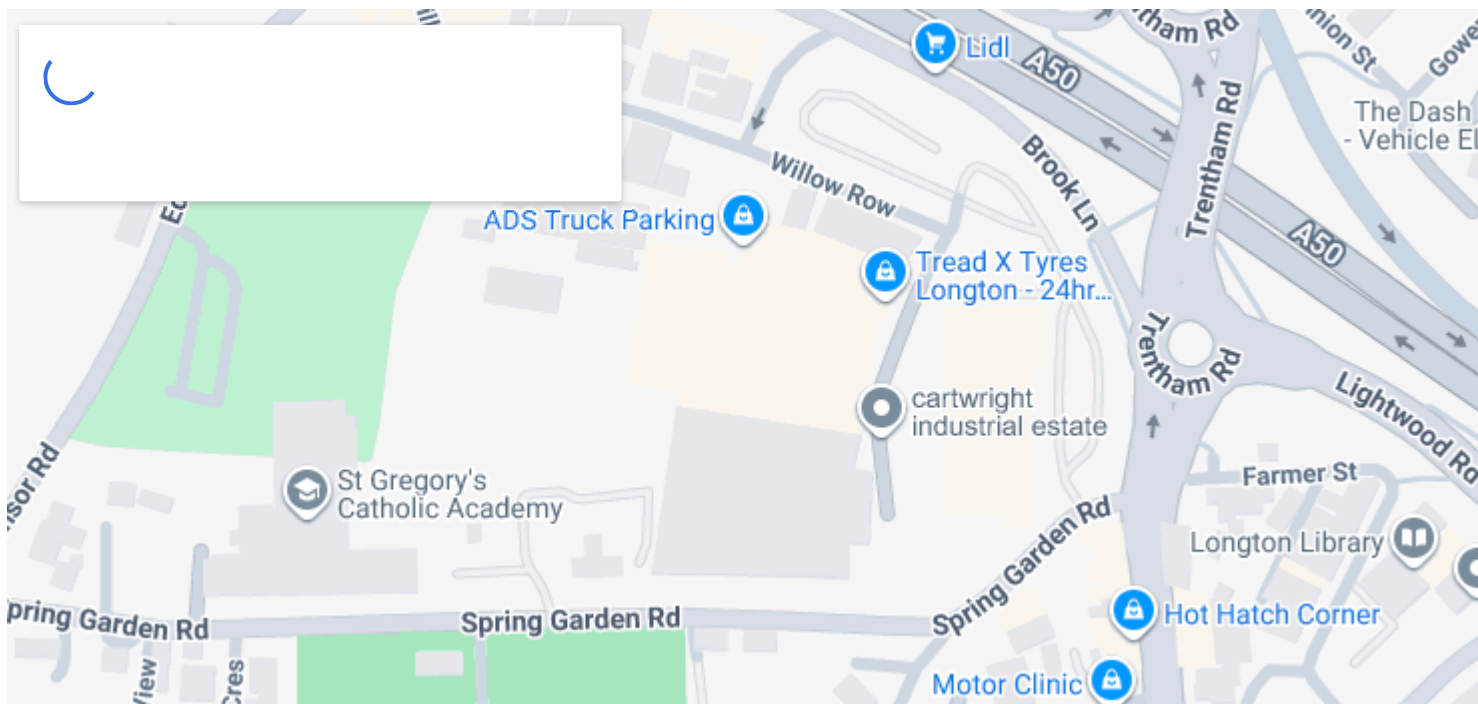
Ultra Rapid EV Charging Hub Investment for Sale

Trentham Road | Longton, Stoke-on-Trent, United Kingdom, ST3 2PU

FOR SALE PRIVATE TREATY

£ 1,320,000 Subject to contract

Location



Stoke-on-Trent is a major conurbation in North Staffordshire and forms part of the wider West Midlands economic area.

The city is located in the heart of England, approximately 260 km (160 miles) northwest of London, 64 km (40 miles) south of Manchester, 72 km (45 miles) north of Birmingham, and 88 km (55 miles) west of Nottingham.

Stoke-on-Trent has good road communications, being served by Junctions 15 and 16 of the M6 motorway, which provides north–south access to Manchester, Birmingham and the national motorway network. These junctions are linked by the A500 dual carriageway, which connects the M6 with the city centre and the wider urban area.

The A500 in turn connects to the A50, providing a key east–west route linking Stoke-on-Trent with Derby and Nottingham, and forming an important strategic connection between the M6 and M1 motorways.

The city is also connected to the national railway network, with direct rail services to London Euston with journey times of approximately 1 hour 35 minutes. Manchester Piccadilly is accessible in around 40 minutes, and Birmingham New Street can be reached in approximately 50 minutes, supporting strong regional and national connectivity.

The city is also well positioned for access to international airports. Birmingham Airport is located approximately 56 km (35 miles) to the southeast, while Manchester Airport lies around 64 km (40 miles) to the north, both accessible via the M6 motorway.

The city is internationally recognised for its industrial heritage known as the Potteries and made its name as the world capital of ceramics. It is also the closest city to the popular theme park Alton Towers.

Summary

- New Ultra Rapid EV Charging Hub
- New 30 year lease
- **Annual rent increases** in accordance with increases in the Consumer Price Index subject to collar & cap of 2% and 4%
- Tenant – UK division of leading, European ultra-rapid charging company
- Parent company guarantor (for duration of the lease) – Fastned BV – Market Capitalisation €425m
- Highly prominent site adjacent to the A50; Over 66,000 vehicle movements per day
- Adjacent to Lidl Superstore constructed in 2018
- 2MVA (Mega Volt-Amperes) power supply
- Freehold
- Offers in the region of £1,320,000, subject to contract
- **6.0% Net Initial Yield, followed by annual increasing yields, anticipated to achieve over 14%.**

Situation

The property occupies a highly prominent roadside position, immediately adjacent to a Lidl Superstore, overlooking the A50 dual carriageway, one of Stoke-on-Trent's main routes linking to the A500 and the M6 Motorway to the north and south. The location carries significant daily traffic flows of **over 66,000 vehicles** (roadtraffic.dft.gov.uk/count-points/99332).

The A50 is also a primary arterial route linking the property to Stoke city centre approximately 5.6 km (3.5 miles) to the north. The property benefits from good accessibility for both local users and passing traffic, making it well-suited to serve as a key charging hub for the area.

The property is situated within the Longton district, with the surrounding area comprising a mixture of residential and commercial uses. As well as the adjacent Lidl supermarket, the site also lies within easy reach of Longton's retail and service facilities. Immediately to the west is Phoenix Retail Park with multiple occupiers including TK Maxx, Currys and Pets at Home, with a Tesco Extra supermarket close by. Longton Exchange Shopping Centre and Longton Indoor Market provide core town centre retail and leisure uses within walking distance, supported by local car parking at Longton Exchange Car Park.

Description

The property will comprise of a purpose-built ultra rapid electric vehicle (EV) charging hub to be developed on a vacant car park site. The scheme will provide 16 ultra rapid EV charging bays arranged in an efficient drive-through layout, served by Fastned's distinctive timber and solar-panel canopies which offer weather protection and high visibility.

The development will include a small, unmanned amenity kiosk providing a 24-hour accessible WC and vending facilities, together with associated infrastructure including a substation, LV switchgear, lighting, CCTV and wayfinding signage. The site layout incorporates clear pedestrian routes, seating areas, and landscaped planting islands designed to enhance user experience and biodiversity.

The Rapid and Ultra Rapid EV Charging Market

Key Data Points (End of 2025)

- Total Devices – 88,000 public charging devices
- Ultra Rapid – 9,893 devices
- Growth drivers: Increased installation of high powered chargers at motorway service areas and dedicated charging hubs

Trends and Insights

- Shift to Ultra Rapid: For the first time, ultra rapid chargers now outnumber rapid chargers, indicating a maturation of the network for longer journeys
- Hub Development: There is a significant rise in charging hubs (sites with 6+ rapid/ultra rapid chargers), growing by 39% in 2025 to 748 locations
- Strategic Road Network: Provision has more than tripled in three years, with over 1,100 rapid or ultra rapid chargers at motorway service areas by mid-2025, supporting the government's zero-emission goals
- Regional Growth: Strong growth outside London/SE, with the North West seeing over 35% growth in high-powered chargers in 2025
- Focus on Reliability: Growth is shifting from mere volume to installing the right chargers in the right places, addressing driver needs and building confidence for EV adoption

Data Sources:

- [Zapmap \(www.zapmap.com\)](http://www.zapmap.com)
- Gov.uk

Tenure

Freehold.

Tenancies

An Agreement for Lease dated 29th September 2025, amended by a Deed of Variation 2nd March 2026, has been signed with **Fastned UK Limited**, with a guarantee from **Fastned B.V**, for a term of 30 years, without breaks, at an initial rent of **£84,000 per annum**. The lease will provide a three months' rent free period.

There are **annual increases** in accordance with increases in the Consumer Price Index, subject to a minimum annual increase of 2% and maximum of 4%.

The lease will complete once the current planning application has been granted.

Rent Increases:

The latest [Consumer Price Index \(CPI\)](#) value at December 2025 is 140.1, compared to 68 as at December 1995.

Over the last 30 years, CPI has increased 106%, averaging 3.5% annually. Whilst the lease provides for a minimum increase of 2% per annum, it is reasonable to suggest that rent increases will exceed this minimum level.

Adopting the average increase of 3.5% per annum, an investor can reasonably anticipate receiving increasing income as follows:

Initial Rent	£84,000
Anticipated Rent 5th Year	£99,766
Anticipated Rent 10th Year	£118,490
Anticipated Rent 15th Year	£140,729
Anticipated Rent 20th Year	£167,142
Anticipated Rent 25th Year	£198,513

Note the rent increases annually but we have shown the increases five yearly.

Based upon the asking price (See Proposal Section), we suggest an investor can, therefore, reasonably expect the following **increasing** yield profile over the course of the lease.

Initial Net Yield	6.0%
Anticipated Net Yield 5th Year	7.1%
Anticipated Net Yield 10th Year	8.5%
Anticipated Net Yield 15th Year	10.1%
Anticipated Net Yield 20th Year	12.0%

Anticipated Net Yield 25th Year

14.2%

Power Supply

There is a 2MVA (Mega Volt-Amperes) power supply secured from National Grid, and Fastned will be developing the necessary infrastructure and substation as part of their EV hub development. This power supply and associated infrastructure will remain at the end of the 30 year lease, ensuring future use for EV Charging or other uses. Fastned will be granting a sub-lease of the substation to National Grid for a term co-terminus with the tenant's lease, less one day.

Site

The site area is approximately 0.54 acres (0.22 hectares).

The tenant has carried out a complete set of surveys as part of their planning submittal.

A Phase 1 Geo-Environmental Desk Study and Coal Mining Risk Assessment was undertaken on behalf of Fastned UK Limited by RLRE Consulting Engineers in July 2025.

The report concluded that “the site is not determined as Contaminated Land under Part IIA EPA 1990” and “is considered to present a moderate risk to human health and Controlled Waters from contamination.”

The Coal Mining Risk Assessment concludes that “no records of recorded shallow workings have been identified within, or within the vicinity of the site” and that “recorded workings beneath the site are at significant depth and are considered to present a very low risk to the proposed development.” Furthermore, we have provided correspondence from The Coal Authority dated 20th January 2026 confirming that the Authority “..do not object to this planning application”.

The report includes a Flood Risk Assessment which concludes that the risk of flooding is classed as negligible across the site. In addition, a separate Flood Risk Statement dated 4th August 2025 states that there is less than a 0.1 percent (1 in 100) chance of flooding occurring from fluvial sources in any given year.

In addition, the tenant has carried out an Arboricultural Impact Assessment & Tree Survey and Biodiversity Net Gain Assessment.

Copies of all these reports are available to download.

Covenants

Fastned UK Limited (Company number 11140404) is the UK operating subsidiary of Fastned B.V., a Netherlands-registered company specialising in the development, ownership and operation of ultra-rapid electric vehicle (EV) charging infrastructure across Europe.

Fastned B.V. provides a parent company guarantee to support the tenant's obligations. The parent company has a reported market capitalisation of approximately €425 million and is ranked among the top three Charge Point Operators (CPOs) by revenue reflecting its scale and market confidence in the business. Fastned operates an extensive and growing European charging network and has established itself as a leading brand in the EV infrastructure sector.

Fastned's revenues generated from EV charging increased by 44% year-on-year to €32.0 million in Q3 2024. The company has achieved positive EBITDA for the second consecutive year, reporting €4.6 million in FY2023 and €8.7 million in FY2024, with forecasts of €15.4 million in FY2025. Fastned also maintains a strong balance sheet, with a cash position of €117.4 million at FY2024, providing significant headroom to fund ongoing expansion across Europe and the UK.

The covenant strength of the group is further enhanced by a €75 million strategic investment from Schroders Capital, a global institutional investor. This investment was made to accelerate Fastned's long-term growth strategy and expansion, particularly within key European markets including the UK. For further information [see here](#).

Fastned has also secured significant public-sector endorsement in the UK. Transport for London has entered into a joint venture with Fastned to develop new ultra-rapid EV charging hubs across its estate, demonstrating strong institutional confidence in Fastned's operational capability, financial standing and long-term commitment to the UK market. For further information see [here](#).

Rateable Value

EV Charging hubs are exempt, hence there are no business rates payable.

Planning

A certificate of (proposed) lawful development for the installation of EV charging upstands was granted by Stoke-on-Trent City Council on 1st July 2025. A certificate of (proposed) lawful development for the installation of a substation was granted on 9th October 2025. Copies of these certificates can be obtained via the data room.

Whilst the site now has full consent for the construction of an ultra rapid EV charging hub, Fastned submitted their own planning application for its standard blueprint EV hub design which was submitted on the 1st October 2025

[Planning reference is 25/FUL/00849](#). Planning permission was granted on 20th April 2026 and is available to download.

VAT

The property sale will be subject to VAT since the transaction cannot be treated as a Transfer of a Going Concern. However, as the property has been opted for tax, a purchaser will be able to recover the VAT when submitting their VAT quarterly return (assuming they are VAT registered).

Title

Note that a title insurance policy from Zurich Insurance plc exists in relation to defects in title and restrictive covenants. Further information is available within the data room.

Proposal

We are seeking offers in the region of **£1,320,000** (One Million, Three Hundred and Twenty Thousand Pounds, subject to contract, reflecting a net initial yield of **6.0%**).

The tenant is committed to complete the lease in accordance with the Agreement for Lease now that planning permission has been obtained; completion of the lease will occur simultaneously with completion of the sale but executed by the purchaser (purchaser's solicitor). The tenant is legally committed to complete the lease on notice by the vendor.

The purchaser is required to pay a contract deposit of 10% of the purchase price.

The purchaser is to reimburse the cost of searches at **£2,481.25**.

Investment Considerations

1. An opportunity to invest into the Ultra Rapid EV Charging Hub market;
2. A new scheme offering 30 years of income;
3. The tenant is part of a European company with a market capitalisation of €425m, acting as guarantor to the lease;
4. Highly prominent site;
5. Attractive lot size and yield profile.

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Contacts

Singer Vielle



Singer Vielle

[+44 \(0\) 207 935 7200](tel:+44(0)2079357200)

Singer
Vielle



Neil Singer

[+44 \(0\) 207 935 7200](tel:+44(0)2079357200)

neil@singervielle.co.uk



Dale Henry

[+44 \(0\) 203 701 1356](tel:+44(0)2037011356)

dale@singervielle.co.uk



Xan Zuckerman

[+44 \(0\) 203 478 9121](tel:+44(0)2034789121)

xan@singervielle.co.uk

Vendor's Solicitor Firm



Kuits

[+44 \(0\) 161 832 3434](tel:+44(0)1618323434)



Adam Hymes

[+44 \(0\) 161 912 6352](tel:+44(0)1619126352)

adam.hymes@kuits.com

kuits | solicitors



Matthew Summers

[+44 \(0\) 161 838 8173](tel:+44(0)1618388173)

matthew.summers@kuits.com

See website for full details : <https://singervielle.com>

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