

Tondu Service Station

| Maesteg Road | Tondu | Bridgend | CF32 9BT |

/// what3words [dude.locker.aquatics](https://www.what3words.com/dude.locker.aquatics)

Lambert
Smith
Hampton

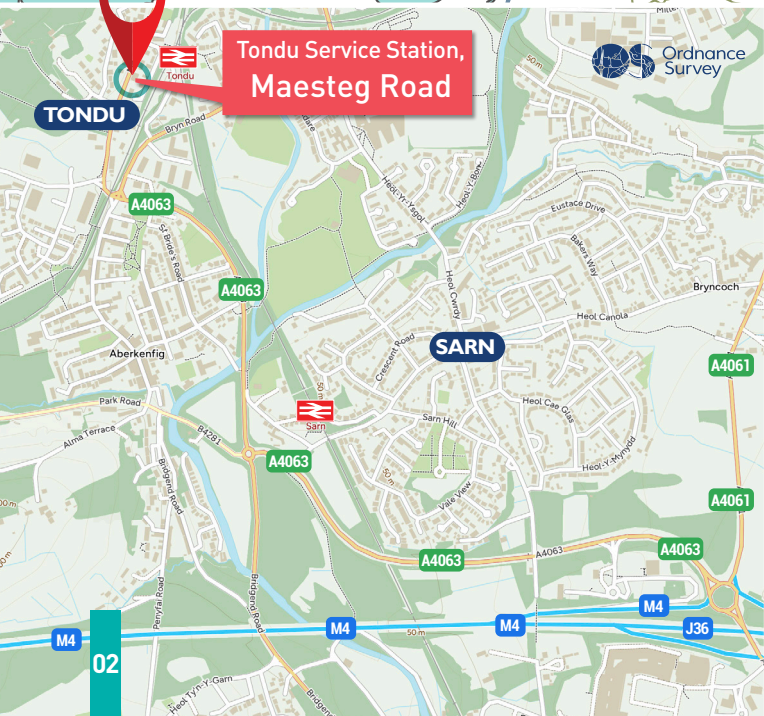


OPPORTUNITY SUMMARY

- ✓ £1,600,000 Asking Price
- ✓ Combined Current Income of £95,000 pa
- ✓ Fixed Rental Increases with Motor Fuel Limited
- ✓ Two Tenants
- ✓ Gross Yield of 5.94%
- ✓ Freehold Site

INVESTMENT FOR SALE

Fuel Filling Station, Convenience Store & Car Sales Company



Location & Situation

The site is situated along Maesteg Road in Tondu, a village in Bridgend, Wales located approximately 3 miles north of the town of Bridgend. The site is located well located on the A4063 from Maesteg to Bridgend in a mixed use area with a number of residential dwellings within the immediate vicinity but just 0.1 miles from Tondu Retail Park and 1.6 miles from Junction 36 of the M4 Motorway and is last filling station before the M4 Motorway indicating a lack of local competition.

Description

The site comprises a fuel filling station branded **Texaco** with 6 pumps and **Londis** convenience store. There is also an **ATM** and an **InPost Locker** at the station.

The premises is a **24 hour station** and benefits from an alcohol licence.

Adjacent to the fuel filling station is a car sales company namely, **Lavana Motor Company Ltd** who occupy part of the building as an office premises and part of the site for the display of their vehicles.

The site in its entirety measures approximately **0.32 acres (0.13 hectares)**. The single storey building which supports the convenience store and office premises measures approximately **840 sq ft (78 sq m)**.

Tenure

The site is held on a Freehold basis and is to be sold as an investment with tenants in situ.

Held under Title **WA369253**.



Tenancies

There are two tenancies and have noted below some of the terms from their leases;

Motor Fuel Limited

Let for a term of 15 years from 15 September 2022 to and including 14 September 2037. The current annual rent is £80,000 pa with a rental increase every 3 years of £9,000 until expiry where the rent will have increased to £116,000 pa. There is a tenant only break option on 14th September 2032, the tenant is required to give 12 months' notice.

The first rent increase will raise the rent to £89,000 which is due on 15th September 2025 which is paid 3 months in advance.

We should note that MFG also had a previous 15 year lease.

Lavana Motor Company Ltd

Let for a term of 5 years from 1 July 2024 at a rent of £15,000 pa and the tenant does not have security of tenure.

Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Description	Rateable Value (2023)
Tondu Road Service Station Maesteg Road, Tondu, Bridgend, CF32 9DP	£28,000
Lavana Motor Company Maesteg Road, Tondu, Bridgend, CF32 9BT	£10,000

UBR for Wales 2024/2025 is 0.562

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

EPC

A copy is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment please contact:

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VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Proposal

Available at an asking price of **£1,600,000 (One Million and Six Hundred Thousand Pounds)**.