



North Cowton Service Station

Ref: 5416990

North Cowton, Richmond, DL7 0HB

Freehold: £585,000

Leasehold: £110,000, Annual Rent: £25,000

Over 30 years trading

Gross profit: £219,910. ANP over £100,000

New fuel tanks installed 2022

Scope to develop shop & fuel sales

Genuine retirement sale

Extensive fixtures & fittings for trade. Energy Rating D



Pleasantly located in between Darlington, Northallerton and Richmond. A long established MoT testing centre, garage services including petrol filling station and forecourt shop. A family business with trained staff.



Location

Highly visible on the crossroads of the B1263 which links to North Cowton village, the village being located in a rural area of farmland, with numerous surrounding villages. The main road links to the A1(M) for Scotch Corner, Catterick, Brompton on Swale, and Richmond and over to the east towards Teeside and the A19, and also to the south, Northallerton.

External Details

Externally, tyre storage area, large car park for both customer cars and staff.

To the front is the forecourt canopy under which there is a three pump island (pumps are Tokheim make and are 5 years old) two of the pumps are four hose delivery, and one single pump. Two external storage containers, wc and outside tap, calor gas, logs, sticks and coal.

Fuel tanks were removed and a new double skinned high spec steel 45,000 litre fuel tank was installed beginning of 2022 with pressure monitoring system with electronic level control with digital display and offset fills, with three compartments for diesel, unleaded and super E5 unleaded. There is also a car Jet wash machine.

Internal Details

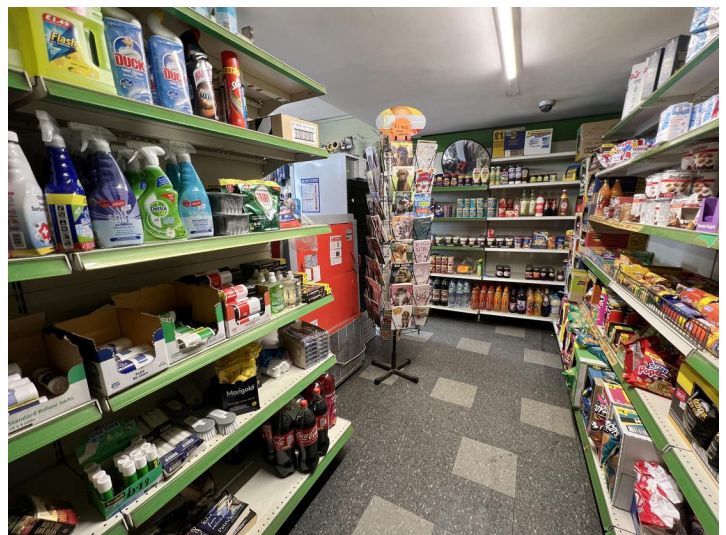
Forecourt shop is well stocked with a range of products including ice-cream, upright food freezer, three single drink chillers, soft drinks, sandwiches, and milk. Range of groceries, confectionery, crisps, tea and coffee, fresh Taylor's pies, hardware, car accessories, and household cleaning products. There is a sales counter with cash register, tobacco gantry. Office, additional office, kitchen, laundry room with separate access door. A selection of daily newspapers and magazines are available over the counter.

Workshop, tecalemit twin arm lift, single arm lift, wheel & tyre machine, tiro tyre changer and assist arms. Paint shop/ spray booth with extractor fan, there is also a 14ft inspection pit, large oil heater, and a large bench area with two vice's.

Tools room, large workshop, one tecalemit twin arm lift, one four arm lift in MoT bay, two concertina lifts, spacious well laid out working area, mezzanine storage, and a small office.

Workshop, MoT, reception and further office.

Areas behind the shop could be alternatively utilised, subject to planning permission, if a purchaser intends to increase the shop size and offering.





Trading Information

Turnover for year end 2019: £947,998 plus VAT, gross profit approximately £242,000, with an adjusted net profit of £129,043.

Turnover for year end 2020: £870,700 with excellent gross and net profits, considering worldwide Covid anomalies.

Turnover for year end 2021: £812,450 plus VAT, gross profit approximately £219,910, with an adjusted net profit of £107,550.

Accounts available for seriously interested parties.



Staff

Staff includes; workshop manager, admin, 2 shop assistants, shop/admin, technician, apprentice technician.

Plus self employed:
Technician and shop assistant

Tenure

There may be an option of selling the business on a leasehold basis. Lease to be negotiated but it would be for between 15 to 20 years. Goodwill payment of £110,000 for the goodwill fixtures & fittings and an annual rent of around £25,000 with rent reviews every 5 years.

The Opportunity

The business has been run by husband and wife team for over 30 years, and are now looking to retire. They are assisted by a number of well-trained long-term, reliable and honest staff. An excellent business, highly profitable from the garage/MoT side with further income from the shop and fuel. Fuel sales are approximately 200,000 litres per year.

With shopping habits changing, a new owner may wish to develop the shop into a convenience store, and potentially introduce the sale of alcohol and other products and services, such as parcel delivery. The opportunity also presents the potential to open a post office as the one in North Cowton closed sometime ago.



Trading Hours

Shop:

Monday to Friday: 6.30am - 6pm

Saturday: 6.30am - 1.30pm

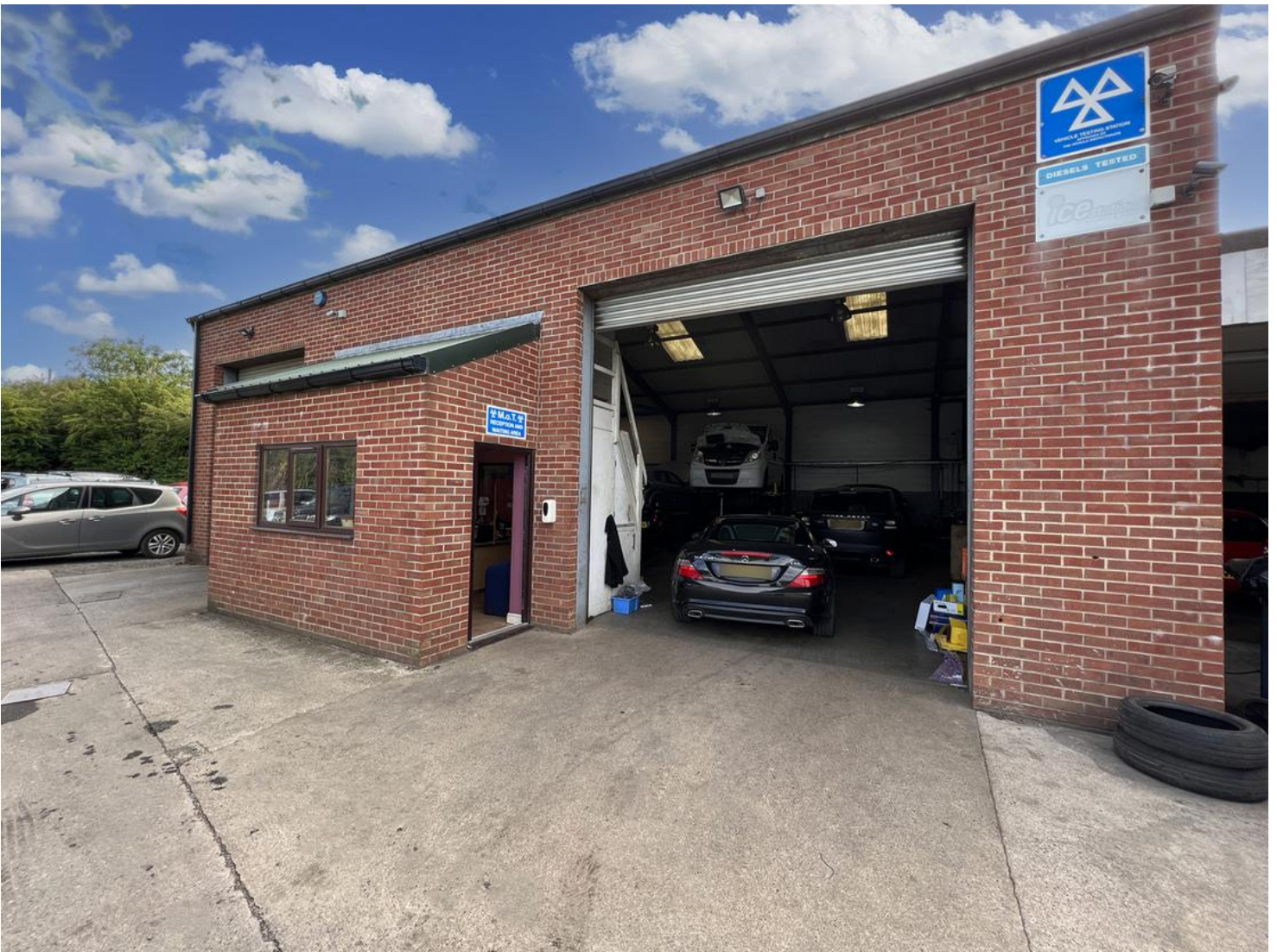
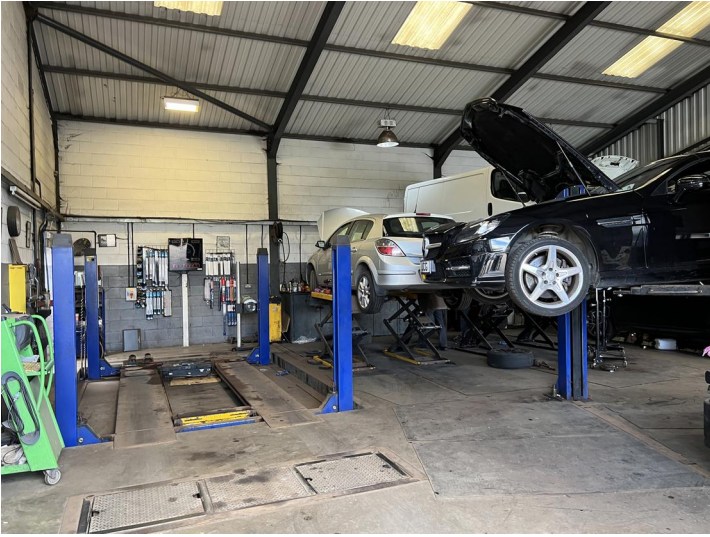
Sunday: closed

Workshop:

Monday to Friday: 8.30am - 5.30pm

Saturday: 8.30am - 12.30pm





Fixtures & Fittings

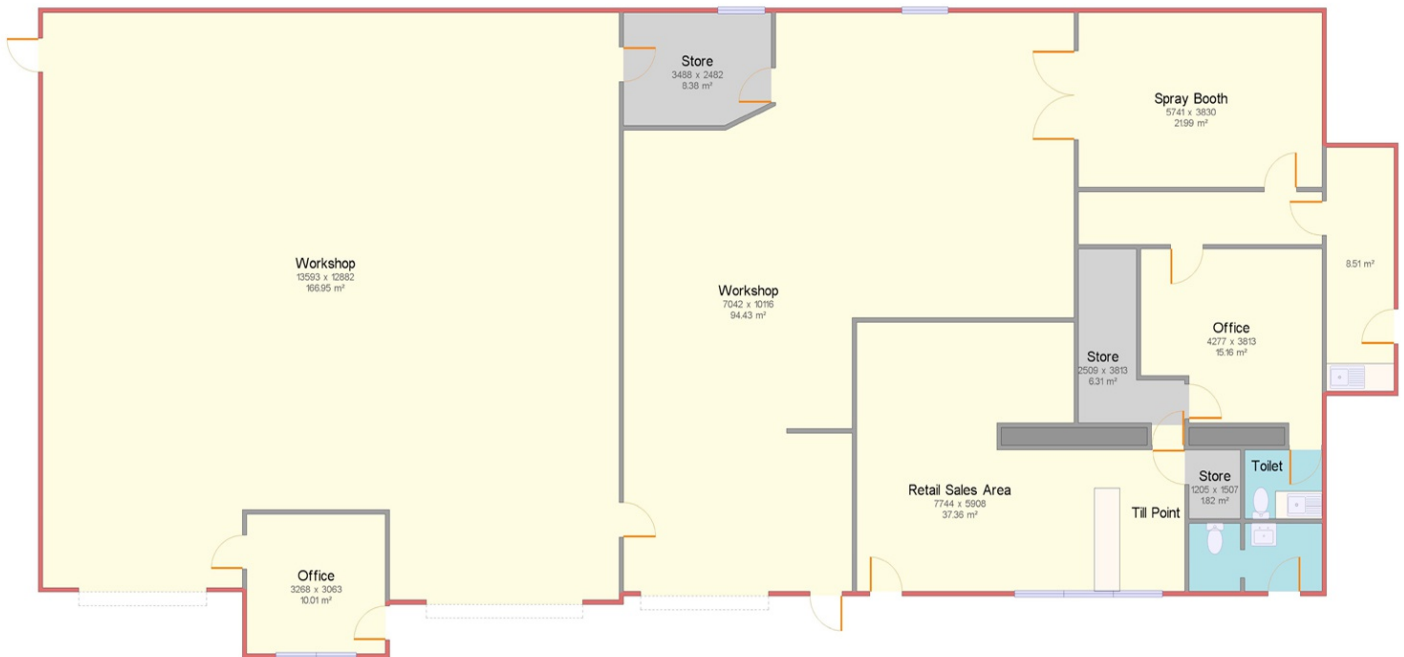
All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Business Rates

The Rateable Value is £11,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.



Gross internal area: 397.30 m² (4276.5 ft²)



Ground Floor

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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