



Glanusk Service Station

Ref: 4710107

Sennybridge, Brecon, LD3 8PS

Freehold: £1,500,000

Located in Mid Wales near Brecon

Turnover in 2022 £3,374,588

Gross profit £581,905

40 cover cafe

Flat Accommodation

Fuel Volume 2,526,905 (EPC rating: E)



Description

Glanusk Service Station has been owned and operated by our client for a number of years and they are now looking to sell and semi retire.

Based on a significant plot, the petrol station benefits from excellent levels of passing trade, repeat trade all year round and is ideally situated close to commercial and residential buildings.

The business is well established, ideally located and offers an ideal platform for a new owner to take charge and look to take advantage of the great potential it offers.

Location

Sennybridge is a village in the historic county of Brecknockshire, Wales, situated some 42 miles from Cardiff and 31 miles from Swansea. It lies nine miles west of Brecon on the A40 trunk road to Llandoverly, at the point where the Afon Senni flows into the Usk.

Glanusk Service Station benefits from an excellent location on the busy A40.

The surrounding villages provide a good residential catchment and with a variety of other businesses close by, including pubs and schools, there is significant footfall potential for the business.



External Details

The site has 14 Nozzle's and eight Tanks.

Tank 1	Derv	9,000 litres
Tank 2	Unleaded	9,000 litres
Tank 3	Derv	18,000 litres
Tank 4	Super	7,000 litres
Tank 5	Kero	7,000 litres
Tank 6	Derv	9,000 litres
Tank 7	Red	2,500 litres
Tank 8	Kero	2,500 litres

The Opportunity

The forecourt presents an excellent opportunity to acquire a well sized site with great development potential and a strong retail business, with scope to increase trade.

There is the opportunity to introduce a variety of product ranges and promotions, hot food options, and forecourt services to help increase turnover and gross profit margins. The fuel supply agreement commenced on February 2022 and is a five year term expiring in 2027.

Internal Details

The store is in good condition and offers the customer a good experience with well laid out shelving, a large fridge, ice cream freezer and a freestanding sales counter with one point of sale for the shop.

The National Lottery/scratch card terminal is located on the main sales counter with a display cabinet for e-cigarettes, e-liquids, vape kits and tobacco gantry behind the counter. There is an ATM and self-contained The Coffee Boss machine within the store.

The petrol filling station also benefits from CCTV and an alarm system. There are staff toilets and facilities to the rear of the trading area, including an office and well sized stock room.

Fixtures & Fittings

Fixtures and fittings are owned outright and included in the sale.



Trading Hours

The cafe opening hours are 8am to 4pm and the petrol filling station is open from 6am to 9pm.

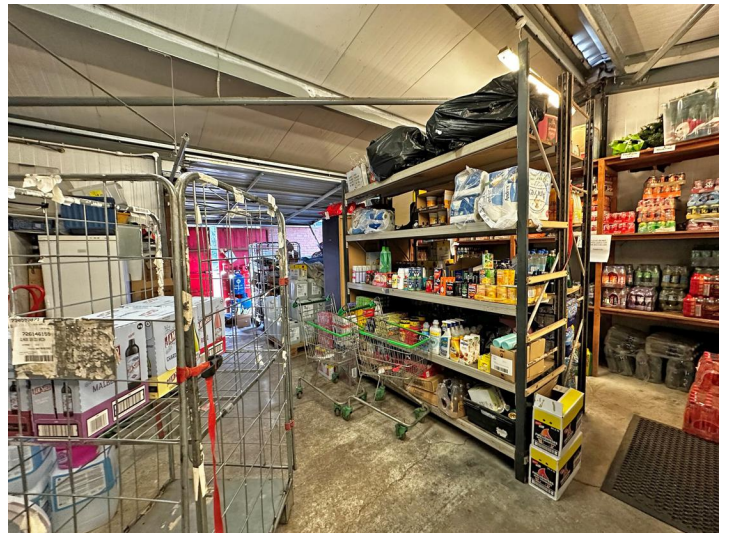
Trading Information

Full profit and loss accounts can be provided to seriously interested parties.



Staff

The complete business is run with 22 members of staff.





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Drawing Key

Rev	Date	Amendments

BakerLiE
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Project: Floor Plans

Glaukuk Service Station A40
 Sennybridge
 LD3 8PS

Drawing No: 8888-20-JNL-20
 Drawing Title: Floor Plan
 Drawing Date: 2022
 Drawing Size: A1



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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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