

# JET SERVICE STATION

Rochester Road, Burham, Kent, ME1 3RL

£2,500,000







## BUSINESS SUMMARY

- Recently refurbished modern forecourt site
- Busy village location on the outskirts of Maidstone
- Fuel volume approximately 2.3 million litres pa
- Fuel margin approximately 10ppl – free of fuel tie
- Site area approximately 0.26 acres
- Net core retail sales approximately £18,000 per week
- Additional net MOT/workshop sales in excess of £350,000pa
- Additional commission sales approximately £110,000
- Rental income of £12,000pa
- Loan available via Christie Finance, subject to status. Energy Rating D

## SITUATION

Burham is a village in Kent, located approximately 6 miles north of Maidstone and 36 miles south east of central London. The site itself is situated approximately 1.5 miles west of Blue Bell Hill, a major junction linking the A229 to the M2 motorway, which connects with the A2/M25, and is one of the major routes through the heart of Kent.

The site's trade is derived from both the local residents of Burham and a number of affluent surrounding villages, as well as passing traffic from the main road network.



## THE PROPERTY

The property comprises a petrol filling station with accompanying retail store and premises. There are two separate offices, staff WC, and a first floor stock room with the added benefit of an internal goods lift. There is also a fully equipped triple bay workshop with two ramps and full MOT testing capability, its own office and storage facilities. To the first floor there is a three bedroom flat with private access and outside space – this is let to staff at £1000pcm. The site measures approximately 0.26 acres and is predominantly hard standing throughout. The forecourt consists of four fuel islands with a total of seven nozzles supplying unleaded and diesel fuels. There are two further high speed diesel pumps. In addition, the site also includes an air machine and a jet wash bay. There is ample on site customer parking.

The property also benefits from an installation of solar panels on the roof which generate an income of approximately £800pa.

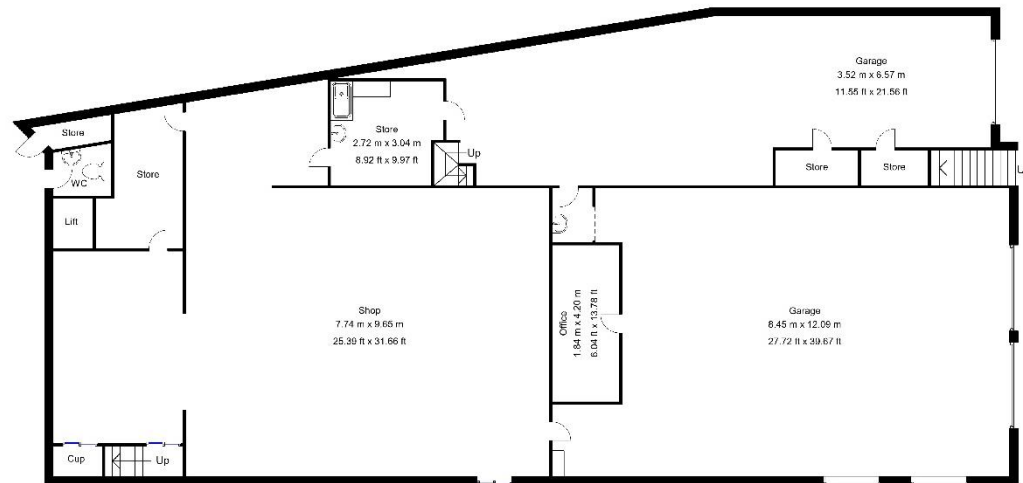
## TANKS

We understand from the owner that the tanks are of steel construction and were installed in 1965. The underground tanks were relined in 2008 and have approximately 28 years of guarantee remaining. The pipework is galvanised steel. All tanks are monitored by Veeder-Root. There are two underground tanks, each with two compartments. These are numbered 1-4 in the below table. Tanks 5 and 6 are above ground.

Tank number	Fuel type	Capacity (litres)	Age (years)
1	Unleaded	13,900	54
2	Diesel	9,000	54
3	Diesel	9,000	54
4	Unleaded	13,900	54
5	Diesel	5,000	30 (approx.)
6	Diesel	6,000	30 (approx.)

Source: Management

Ground Floor  
293Sq.m / 3158.04Sq.ft  
approx.



## INTERNAL DETAILS

The retail unit comprises a Costcutter branded, detached, two storey convenience store building. The store offers a wide range of convenience and household goods, fresh foods, confectionery and soft drinks, news and magazines, off licence, tobacco and car care. There are multiple chillers and the remaining sales area has gondola style display shelving.

To the rear of the store is an office, a kitchen area, and a goods lift which carries stock between the store and the first floor stockroom. Externally there is a jet wash bay, air and water machines and ample car parking space.

Total sales and ancillary space is approximately 1853sqft.

## FIXTURES & FITTINGS

We are advised that all fixtures and fittings are included in the sale subject to an inventory, with the exception of any items that are on free loan for promotional purposes.

First Floor  
144Sq.m / 1553.34Sq.ft  
approx.



## THE OPPORTUNITY

The business has been owned and operated by our client since 2020. It is only now being sold due to our client's impending retirement. The site has provided a very healthy income over many years and has been well maintained throughout our client's tenure, which has helped to ensure continued growth of the business.

The site benefits from a five year Phillips 66/Jet fuel supply agreement which commenced on 3<sup>rd</sup> November 2020.





## STAFF

Day to day operations on site are carried out by a team of full and part time staff, as well as the current owners. A full staff list can be made available to interested parties, following a formal viewing. TUPE regulations will apply to all members of staff.

## TRADING INFORMATION

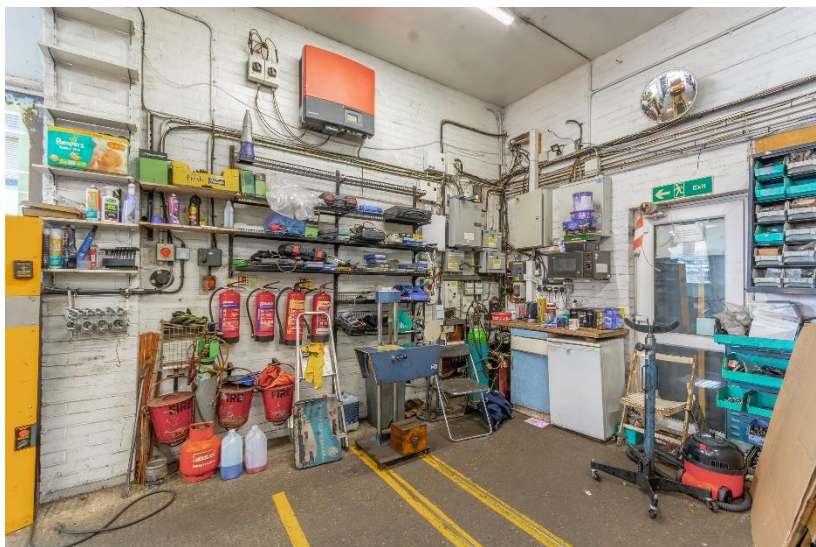
We have been supplied with financial information for the 12 month periods ending 31<sup>st</sup> March 2023 and 31<sup>st</sup> March 2022, which can be provided following a viewing of the site. This is summarised below:

Year ended	31 <sup>st</sup> March 2023	31 <sup>st</sup> March 2022
Fuel sales exc. VAT	£2,362,223	£1,154,995
Store sales exc. VAT	£767,068	£667,876
Commission sales (i)	£117,191	£120,270
Workshop & MOT sales	£250,484	£236,402
Total sales exc. VAT	£3,496,966	£2,179,543
Rental income (ii)	£12,000	£12,000

Source: Management

(i) including Lottery and Paypoint

(ii) from the flat above the shop



## TENURE

We have been advised that the property is held freehold and we have been instructed to offer the opportunity to the market on an asset sale basis.

## OPENING HOURS

### Petrol station/shop:

Monday – Saturday: 6am – 10pm

Sunday: 7am – 9pm

### Workshop:

Monday – Friday: 8am – 5.30pm





## VIEWING

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view please contact James Matson at Christie & Co.



James Matson

Senior Business Agent

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## CONDITIONS OF THESE PARTICULARS

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