



Wyton Bar Service Station

Ref: 5417030

388 Main Road, Bilton, Hull, HU11 4DB

Freehold: £1,300,000 plus stock

1,103,082 litres to YE 31 Dec' 2023

Shop sales £756,758 EXCL. Vat YE 31 Dec' 2023

Total fuel & shop GP £416,001 inc commissions

Rent: car repair & car wash tenants - £28,380

ANP: £129,971 - fully staff run business

Well-presented. Open 24 hours. Shop Energy Rating B

The deadline for submitting non-binding indicative offers is Monday 31 July 2024.



Petrol filling station with a modern convenience store run under management and staff, a single site disposal by our client's company with strictly none of their other forecourts for sale.

Rental income from car service and repair tenant.



Location

Situated between the villages of Bilton and Wyton on a crossroads with Wyton Road, Main Road, and Holmes Lane. Bilton is on the eastern edge of Kingston upon Hull enjoying a pleasant rural location yet readily accessible to the city within a few minutes.

External Details

Externally, there are 4 pump islands, all double nozzles beneath a 4.5m BP branded canopy. External ATM, and launderette service.

There are 6 lined car parking spaces to the forecourt, plus spaces for air and water line. In addition, Bilton service station and car repair and MoT garage has further parking.

Fuel Tank Information

There are 5 of tanks, of which 3 are double skinned and 2 single.

- Tank 1 - Ultra Unleaded - capacity: 9,000 litres. Age: 1993 - double skin steel
- Tank 2 - Unleaded - capacity: 18,000 litres. Age: 1993 - double skin steel
- Tank 3 - Derv - capacity: 18,000 litres. Age: 1993 - double skin steel
- Tank 4 - Derv - capacity: 9,000 litres. Age: 1974 - single skin steel
- Tank 5 - Ultra Derv - capacity: 9,000 litres. Age: 1974 - single skin steel

Internal Details

Well-presented forecourt shop with three gondola aisles, upright modern chillers for beers, wines, and cider, upright freezer display of frozen foods, Costa machine, Rollover hotdog, Freal milkshake machine, Bake & Bite, Tango ice-blast, multi deck open-chillers for dairy products, soft drinks, sandwiches, confectionery, crisps, ice-cream, and small range of convenience foods.

Stylish cash register area with backlit spirits display wall, vapes display, lotto and Paypoint terminals.





Trading Information

Management accounts to year end 31 December 2023 show fuel sales of £1,488,333, fuel volume litres 1,103,082, fuel gross margin £175,805. There is no bunkered fuel.

Shop sales excluding VAT £756,758 - 28.1% GP - £212,750 gross.

Lotto commission: £3,711
Paypoint utility commission: £5,610
ATM income: £1,080
Other: £1,856
Rent from car repair tenant: £12,000
Rent from valet/car wash: £16,380
Air & vac: £1,745

Total gross profit: £430,937
Adjusted net profit: £129,971



Regulatory

The appointment of the National Lottery is at the sole discretion of Alwyn Plc.

Premises licence.

The Opportunity

Our client has a group of petrol filling stations and due to internal plans this is the only forecourt which is available on the market. This is a superb opportunity for an owner operator or first-time buyer to enter the forecourt sector. In addition, as this has traded successfully and profitably under our client's management this may appeal to multiple operators to maintain as a fully staff run business.

There is an existing fuel supply agreement with BP until September 2024. Purchasers will be free to choose an oil company and also a wholesaler for the shop supply.

Staff

TUPE - the proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

There are 12 members of staff together with a part-time handyman. Staffing includes till and shop work including manager and back office.



Trading Hours

Open 24 hours, 7 days a week.

Tenure

We understand the property is freehold; with a valet/car wash tenant with a lease term of 3 years from 1 October 2022 to 30 September 2025 and an annual rent of £16,380. With the car service repair MoT tenant on a lease term of 6 years from 8 September 2021 to 7 September 2027 and an annual rent of £12,000.

Please ask for further details regarding the lease.

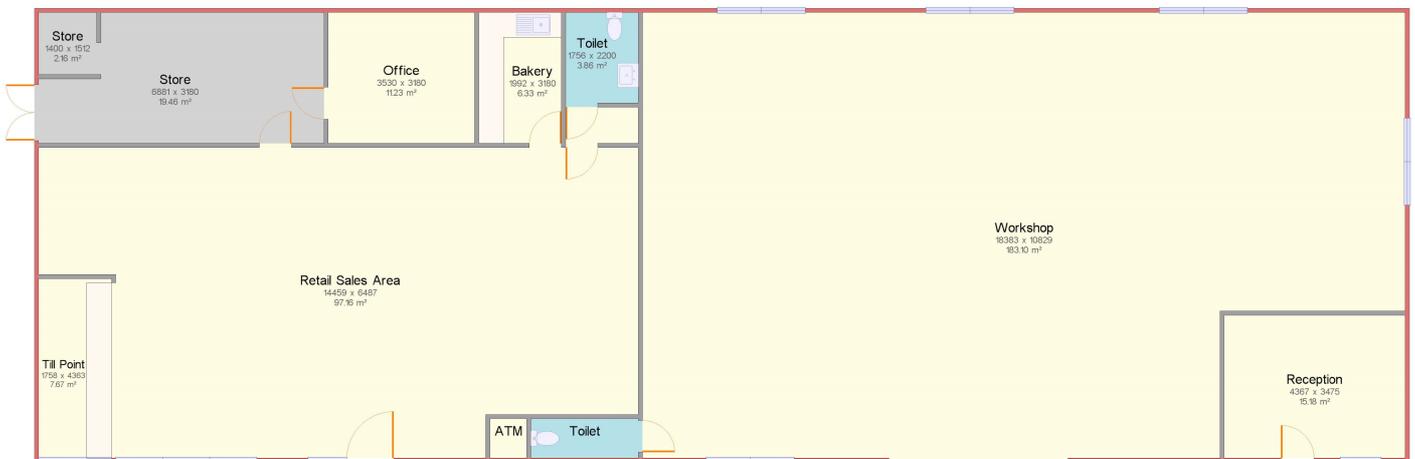
Fixtures & Fittings

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.

EPos tills and ESEL's can be purchased by separate negotiation.



Gross internal area: 356.98 m² (3842.5 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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Newcastle



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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