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## WHITTINGTON PETROL FILLING STATION & SPAR STORE

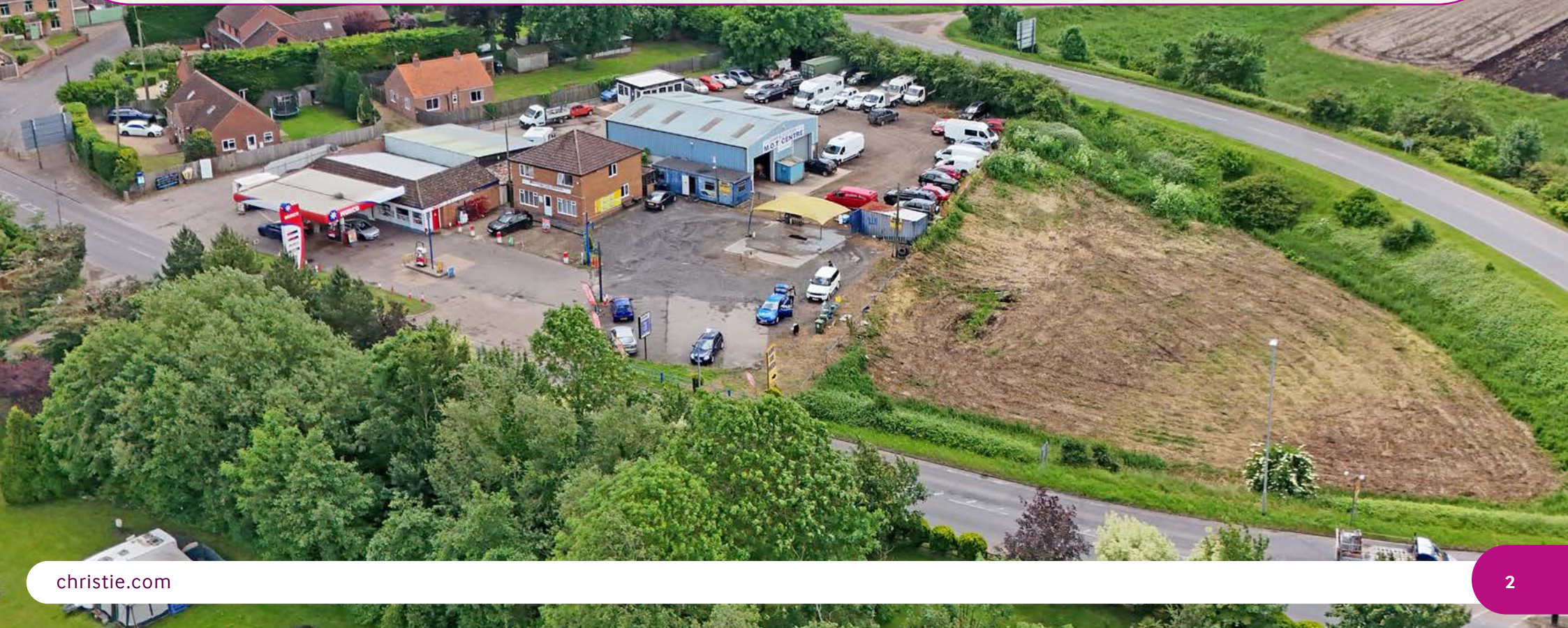


Whittington, Norfolk, PE33 9TF

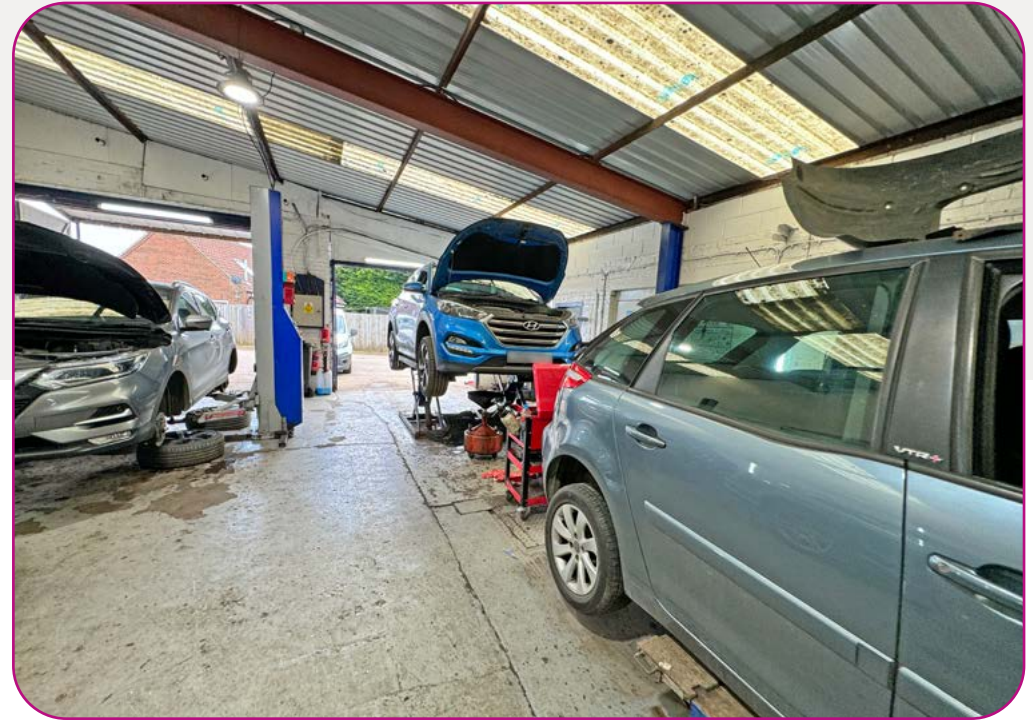


Christie & Co is delighted to bring to the market Whittington Petrol Filling Station & Spar Store, a well maintained forecourt, offered to the market on a freehold basis. The opportunity has four sources of rental income, the PFS and shop, Mot workshop, car wash, residential flat, which bring in a total annual rent of **£83,250**.

The site is approximately 2 acres and would be suitable for redevelopment with supplementary services (STPP).







## INVESTMENT HIGHLIGHTS



Murco  
branded  
forecourt



Spar  
convenience  
store



MOT Garage  
& Workshop



Annual rents  
received  
£83,250

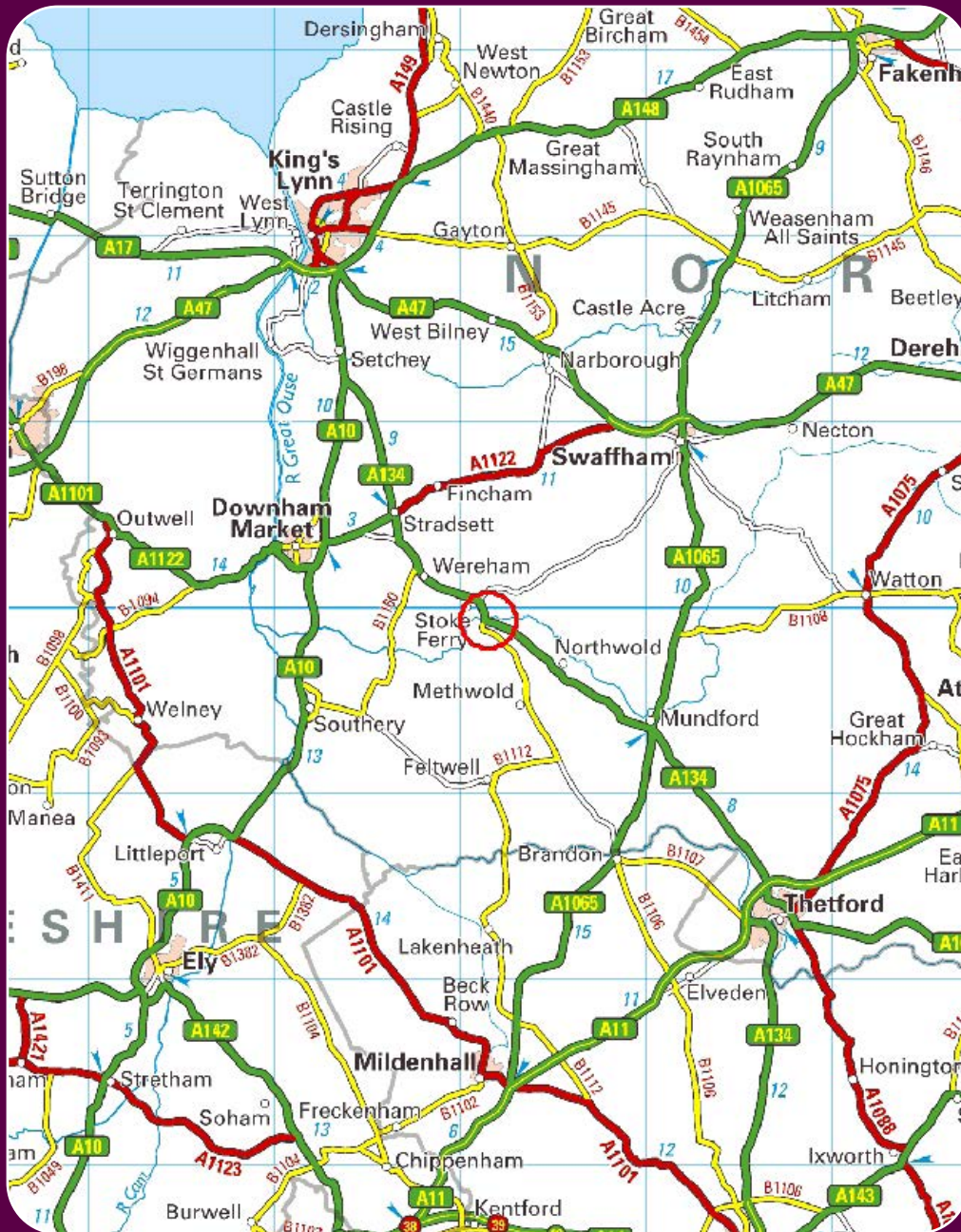


Residential  
flat and  
car wash  
included



Investment  
and potential  
development  
opportunity  
(STPP),  
EPC C



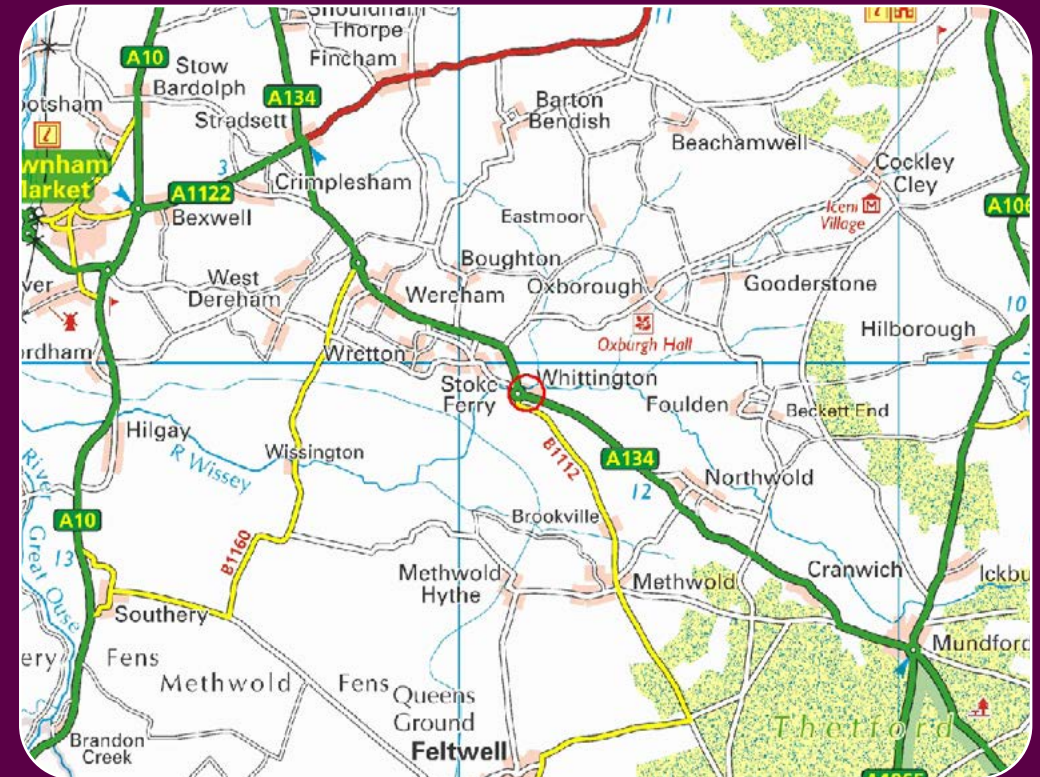


## LOCATION

Situated in the idyllic market town of Whittington on the outskirts of Kings Lynn, Whittington Petrol Filling Station and Spar store is located on Whittington Hill (A134) itself.

This MOT garage, Petrol Filling Station and convenience store benefits from being on the main road through the town and is primarily accessed via the A134 which leads North towards Kings Lynn and South towards Thetford.

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





## DESCRIPTION

The property comprises of a canopied petrol filling station with a retail store and premises. There is a large MOT workshop with vehicular access situated to the rear of the main operating site. There is also residential accommodation, which is currently rented out on an AST, and a car wash operating on site.

The site measures approximately 2-acres and is predominantly hard standing throughout. The forecourt consists of two islands with a total of 8 nozzles which supply unleaded and diesel fuels. In addition, the site also includes an air machine. There is ample on-site customer parking to the front and the side of the store (circa 8 vehicles) and further land which may also offer an opportunity to extend the site.





## INTERNAL DETAILS

The retail unit comprises of a Spar branded, detached convenience store building with large workshops at the rear. The store sells a variety of convenience and household goods, as well as fresh and frozen foods, confectionery and soft drinks, news and magazines, off-license, tobacco, and car care products. There are multiple chillers, and the remaining sales area has gondola style display shelving.

To the rear of the store are there is a communal staff area with WC and kitchen facilities. Externally there is rear access to the garage and MOT centre, which has ample customer parking space.





## RESIDENTIAL ACCOMMODATION

There is a first floor 3 bedroom apartment with lounge, kitchen and dining room and separate bathroom included within the sale . The flat is currently on an assured short term tenancy( AST).

## OPPORTUNITY

The business has been owned by our client for approximately 40-years. 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 and their tenant's tenure.

The total rental income is £83,520 per annum through the various leases in place.

The site lends itself as a redevelopment opportunity which could include a state of the art convenience store and forecourt, EV charging points, car wash and drive through (STPP).



TENANT	LEASE COMMENCEMENT DATE	LEASE EXPIRY DATE	ANNUAL RENTAL AMOUNT	COMMENTS
Shop and Forecourt	01/10/2021	30/09/2026	£38,000 PA	We are advised the tenant plans to leave upon maturity of their agreement, this lease is held under the landlord tenant act 1954 and is a fully ensuring and repairing lease ( FRI)
MOT Garage	01/10/2021	30/09/2026	£28,000 PA	We are advised the tenant wishes to stay beyond their current agreement, this is held under the landlord tenant act 1954 and is a fully ensuring and repairing lease( FRI)
Car Wash	15/11/2023	14/11/2025	£11.520 PA	This agreement is held under a short term commercial lease which falls outside of the landlord tenant act.
Residential Flat	15/11/2023	14/11/2024	£6,000 PA	The residential flat has a tenant in situ under an assured short term tenancy (AST). After the November expiry date, the contract is month-to-month.



## TENURE INFORMATION

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.

## THE STAFF

The business is run with the assistance of part time and full-time members of staff.

The Transfer of Undertakings Protection of Employment (TUPE) regulations shall apply to all employees, requiring purchasers to offer continuity of employment to all staff.

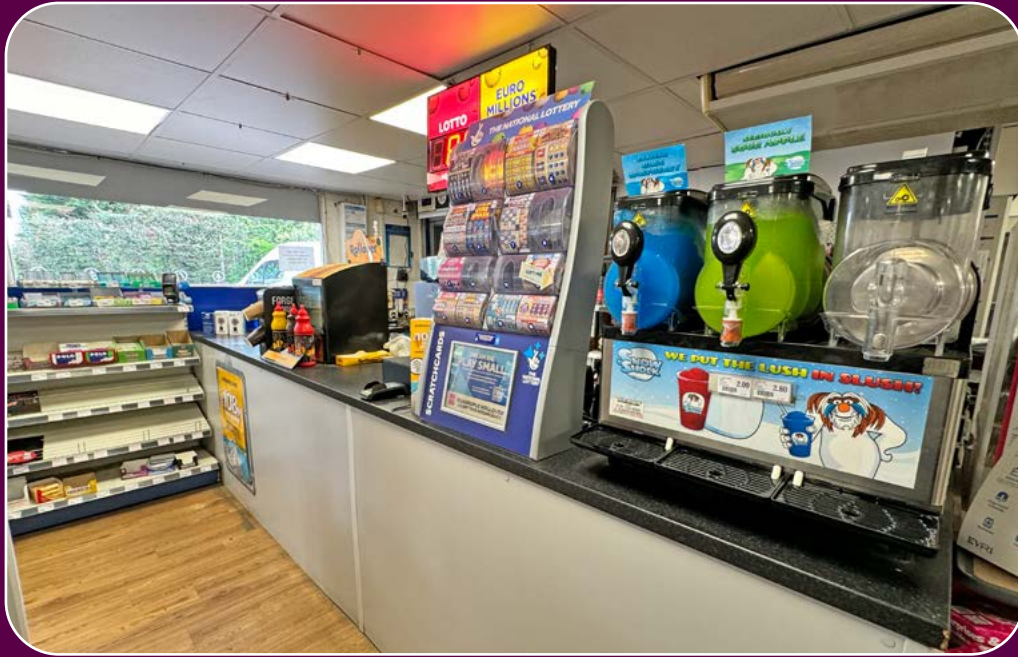
## TERMS OF SALE

Christie & Co are instructed to invite offers. Further information including copies of each tenancy agreement will be made available for seriously interested parties.

There is a bidder guide / offer form available.











## CONTACTS

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#### CONDITIONS OF CHRISTIE & CO'S INFORMATION

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#### 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.