

FOR SALE

Well Let Petrol Station Investment



**PRICE: Offers in excess of
£930,000 (Exclusive)**

Showing a Net Initial Yield of 7% after
allowing for normal purchasers costs

WELSHPOOL SERVICE STATION, SALOP ROAD, WELSHPOOL, POWYS, SY21 7ES

- Prominently located fronting onto Salop Road on the edge of the town centre of Welshpool
- Well let to Petrogas Group UK Limited
- Rent £69,000 per annum
- Unexpired lease term 14 years
- 9 years until Tenants break option

SUMMARY

- Prominently located fronting onto Salop Road on the edge of the Town Centre of the town of Welshpool
- Well let to Petrogas Group UK Limited (Company Number 05952225)
- Rent £69,000 per annum
- Tenants Full Repairing and Insuring Lease, subject to a Schedule of condition
- Unexpired Lease Term 14 years
- 9 years Unexpired to Tenants Break Option
- Future Asset Management potential
- Total Site Area 0.356 acres (0.144 hectares)

LOCATION

The property is prominently located fronting onto Salop Road on the edge of the town centre of Welshpool. Salop Road serves as a main access road into Welshpool Town Centre from the east.

The property is located in area of mixed commercial and residential development with amongst other surrounding occupiers including a medical centre being in close proximity.

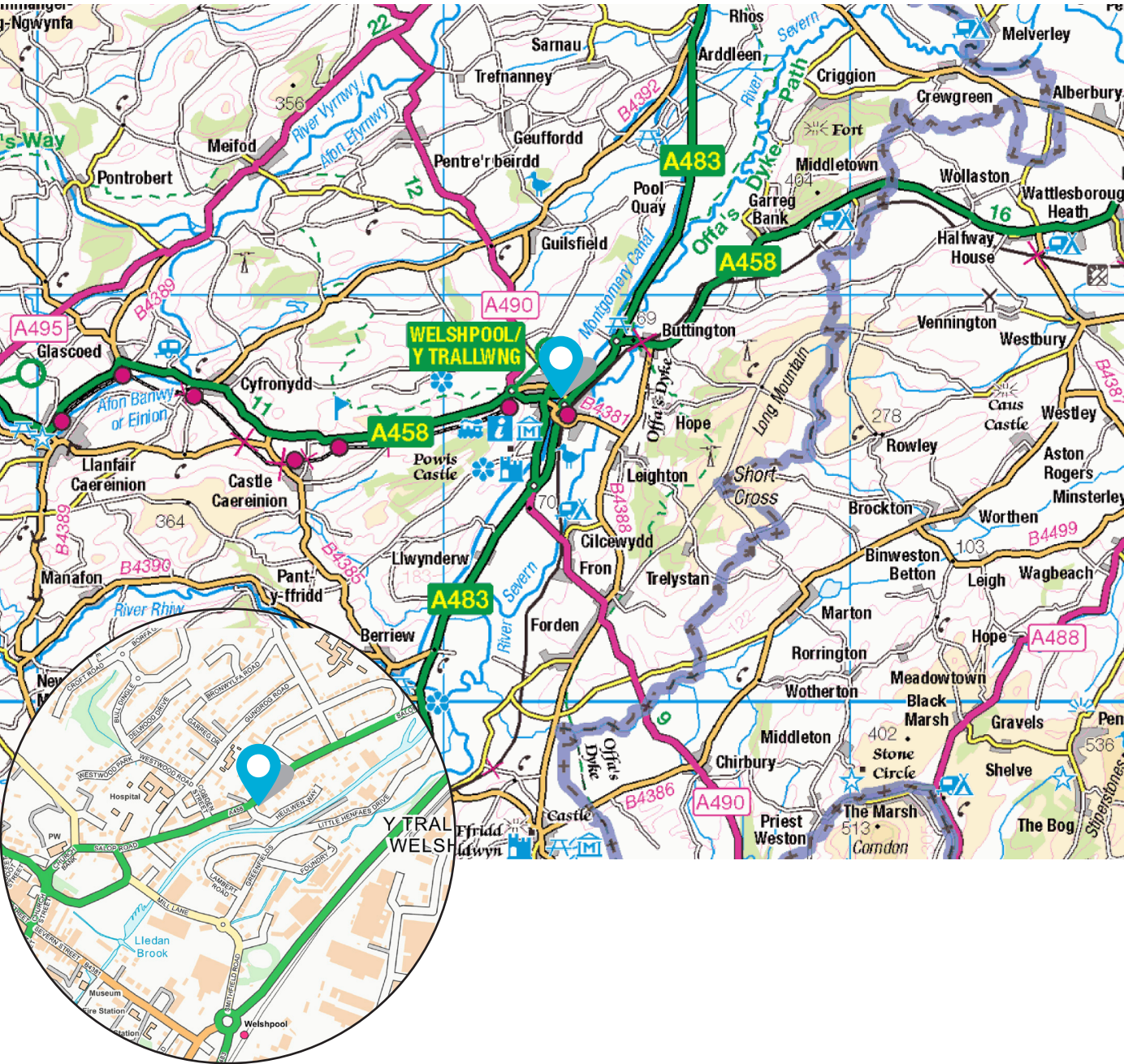
The property benefits from a generous road frontage onto Salop Road.

Welshpool is an established market town and administrative centre in the County of Powys and is located approximately 4 miles west of the Welsh/English border.

The town benefits from all local amenities and had a population of 6,664 at the 2011 census. Three major roads pass through Welshpool being the A458, A483 and A490.

The town is located on one of the main tourist routes to the Welsh coast. Welshpool Railway Station is on the Cambrian Line and is served by the Transport for Wales.

The town is also the home to the Smithfield Livestock Market, which is one of the largest one day sheep markets in Europe.



DESCRIPTION

The property comprises of a petrol filling station with a retail sales area including a Subway franchise. The property has a pump island with a canopy over and benefits from a generous road frontage and dual access onto Salop Road.

The property sits on a Total Site Area of approximately 0.356acres (0.144 hectares).

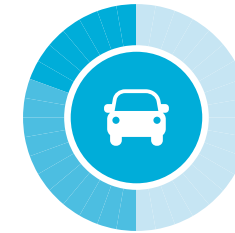
The convenience store is of brick construction under a slate roof cover with a glazed elevation looking onto the Petrol island and canopy. The convenience store is arranged to provide a sales area, offices, toilets and welfare facilities. The property provides a Total Gross Internal Floor Area of approximately 5,191 sq ft (482.22 m sq).

The external forecourt area benefits from 8 dual pump island offering petrol and diesel. The canopy over is portal framework clad in profile sheeting.

ACCOMMODATION

The property provides the following Gross Internal Floor Area. The accommodation has been measured in accordance with the RICS Code of Measuring Practice

	SQ FT	MSQ
Total Gross Internal Floor Area	5,191	482.22
8 Pump Island with canopy		
Total Site Area	0.356 acres	(0.144 hectares)



OSWESTRY

15 MILES

SHREWSBURY

19 MILES

TELFORD

34 MILES



BIRMINGHAM

1H 39M *

LONDON

3H 46M *



LIVERPOOL AIRPORT

66 MILES

BIRMINGHAM AIRPORT

76 MILES

MANCHESTER AIRPORT

76 MILES

*Public transport travel times have been impacted due to COVID-19



PLANNING

(Prospective tenants should make their own enquiries.)

The property is located in the local authority of Powys Council.

The property is understood to benefit from planning consent for use as a petrol filling station falling within Use Class Sui Generis of The Town and Country Use Classes Order 1987.

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we understand as follows:

Rateable Value 2019/2020 £25,250

Rates Payable 2019/2020 £12,726

Interested parties are to rely on their own enquiries to the local authority

SERVICES

(No services were tested at the time of our inspection)
Prospective purchasers are to rely on their own enquiries.

We understand that all mains services including three phase electricity are connected to the property.

EPC

The EPC rating is B (47)



TENURE

The property is of Freehold Tenure and held under Property Title Number CYM24003

The property is sold subject to the following occupational lease: Lease dated 30th May 2014 between W.R.Davies (Motors) Limited and Petrogas Group UK Limited.

A copy of the lease is available from the selling agents upon request

TERM	RENT	RENT REVIEWS	REPAIRING AND INSURING TERMS	OPTIONS TO DETERMINE	OTHER COMMENTS
20 years from 29th May 2014	£69,000 per annum	5 yearly Next Rent review 29th May 2024	Full Repairing and Insuring Subject to a schedule of Condition	Tenants Option to Determine 28th May 2029 Subject to 6 months prior notice	The lease is Inside the Landlord and Tenant Act 1954 Part 2



PRICE

Offers are sought in excess of £930,000 (nine hundred and thirty thousand pounds) exclusive showing a Net Initial Yield of 7% (after normal purchasers costs)

The purchase of the property is proposed to be completed as a TOGC (Transfer of a Going Concern)

LOCAL AUTHORITY

Powys County Hall,
Spa Road East,
Llandrindod Wells,
Powys
LD1 5LG

Telephone: 01597 827460

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction

VAT

The property is understood to be elected for VAT

It is proposed that the sale of the property should proceed by A Transfer of a Going Concern (TOGC) further details available upon request from the selling agents.

DATA ROOM

Information is available relating to the property within the Data Room, which is available from the joint agents upon request.

COVENANT

The property is let to PETROGAS GROUP UK LIMITED - Company Number 05952225

The company reported the following trading figures in December 2108:

Turnover	£606,438,000
Gross Profit	£44,516,000
Net Current Assets	£3,212,000

Further information is available at:
<https://www.applegreenstores.com/>

FOR SALE

Well Let Petrol Station Investment

VIEWING

Strictly by prior arrangement with the selling agent.
For more information or to arrange a viewing, please contact :

James Evans 07792 222 028

E: james.evans@halls.gb.com

Lucy Wilde 07538 912 096

E: lucyw@halls.gb.com

Ben Hughes 07795 486 267

E: benh@halls.gb.com

Sarah Davies 01743 450700

E: sarahd@halls.gb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

