

TOWN CENTRE PETROL FILLING STATION

Esso Forecourt and Convenience Store

Green Road Service Station • 43 Green Road • Portsmouth • Hampshire • PO5 4DY

Barber Wadlow

Fuel and Automotive Property Advisers



- Long leasehold site extending to 2,459ft² on 0.304-acre
- Fuel sales: circa 1,750,000 litres per annum
- FREE OF FUEL TIE IN 2022
- Shop sales: circa £210,000 per annum*
- Incorporates vehicle workshop - sublet rent @ £18,240 pa
- Shop enhancement opportunity - expand retail sales area and incorporate major symbol brand



*Excl. VAT, Services & Lottery

GREEN ROAD SERVICE STATION, 43 GREEN ROAD, PORTSMOUTH, HAMPSHIRE, PO5 4DY

Location & Situation

The property is located in Southsea in Central Portsmouth, which has a population of 238,137 inhabitants [source: Census 2011]. The town is 20 miles to the east of Southampton, 19 miles to the west of Portsmouth and 75 miles to the south west of London.

The property is situated on Green Road, just off Kings Road/Elm Grove which functions as a local high street with a variety of independent and major branded retailers.



A high-density residential area with terraced three-storey dwellings surrounding the property, as well as a relatively modern four-storey apartment scheme immediately to the rear, whilst to the south of the site is a six-storey apartment block. The immediate

catchment therefore offers scope to significantly enhance shop sales from the subject property.

The Property

The property comprises a petrol filling station incorporating a fuel forecourt, convenience store, separate vehicle workshop, valeting facilities and customer car parking. The forecourt is equipped with four dispensers arranged in a domino formation and protected by a steel-framed, flat-topped illuminated canopy. The shop building extends to 85.7m² (923ft²) and provides a retail sales area of 57.3m² (617ft²).

The vehicle workshop is positioned at the rear of the property and extends to 142.7m² (1,536ft²), as well as a separate yard area that can accommodate up to 10 vehicles.

The vehicle workshop offers scope to significantly expand the c-store retail offer, fully utilising the 206.2m² (2,220ft²) ground floor footprint (subject to planning).



GREEN ROAD SERVICE STATION, 43 GREEN ROAD, PORTSMOUTH, HAMPSHIRE, PO5 4DY

Forecourt	3x4-nozzle multi-product dispensers and 1x LPG dispenser in a domino formation	Dispenser Type	Gilbarco Veederroot
Canopy Clearance Height	4.2 metres	Forecourt Brand	Esso
Totem Pole	Yes	Separate HGV Forecourt	No
Approximate No of Car Parking Spaces	14	Forecourt Surface	Sectional concrete
TANK FARM:			
	Tank No.	Product	Capacity (Litres)
	1	Unleaded	48,500
	2	Diesel	9,700
	3	Diesel	19,400
	4	LPG	11,000
	Total		88,600
Tanks farm installed in 2002 and are all double walled.			
Off-Set Fill Provided	No	LPG Tanks	Yes (underground)
SHOP:			
Brand	Unbranded		
Floor Area	Forecourt C-Store:		
	Description	M²	Ft²
	Retail Shop	57.3	617
	Ancillary	28.4	306
	Workshop – Ground Floor	120.5	1,297
	Workshop – First Floor	22.2	239
	Total Gross Internal Area	151.4	1,630

No of Tills	2	Alcohol	Yes
Lottery	Yes	Paypoint	Yes
Food-To-Go	No	Coffee Machine	Yes (Lavazza)
ATM	Yes (positioned in shop – charge to use) [self-fill machine]	Customer WCs	No
VALETING:			
Car Wash	No	Jet Wash	1
Hand Car Wash	No	Vacuum / Fragrance Machine	1
Air / Water Tower	1		
OTHER:			
Drop-Off Boxes	No	Advertisement Hoardings:	None

Rating Assessment

Address	Description	Rateable Value (wef)
Green Road Service Station, Green Road, Southsea, Hants., PO5 4DY	Petrol filling station and premises	£15,750 (01.04.2017)

EPC Ratings

Certificate commissioned and will be made available within the legal pack.

Trading Hours

7am – 10pm Monday to Saturday
8am – 9pm Sundays

GREEN ROAD SERVICE STATION, 43 GREEN ROAD, PORTSMOUTH, HAMPSHIRE, PO5 4DY

Site Area

The site extends to approximately 0.123hectare (0.304 acre) and the boundary is shown highlighted in red below.



Tenure

The property is held on two separate long leases (demises shown hatched green and purple on plan above) from Portsmouth City Council, both of which expire in September 2072, therefore provide an **unexpired term of 51 years**, with no landlord break options. The combined rent passing is £21,650 per annum (excluding VAT) and the rent under both leases is fixed until at least 2036.

A copy of the leases are available upon request.

Trading Information

	12 months to 31.10.2020*	12 months to 31.10.2019
Fuel Sales (Litres) – including LPG sales	1,712,968	2,115,567
Fuel Gross Profit Margin (ppl) (before discount of credit card charges)	7.48	6.29
Core Shop Sales (exc. VAT, Lottery, Paypoint, ATM & Valet Sales)	£205,557	£209,428
National Lottery Gross Profit	£1,506	£1,274
Valet Sales (exc. VAT)	£20,270	£21,691

*2020 trading impacted by Covid-19 lockdown restrictions.

Business Information

The following information is provided as a headline overview only. Further information will be provided in the legal pack.

Fuel Supply Agreement

Supplier:	Greenergy
Expiry Date:	25.03.2024
Break Option:	Agreement can be terminated on 25.03.2022 subject to 3 months' notice
Pricing Structure:	Platts + 'on cost' that excludes promo and credit card charges, which are paid in addition.
Credit:	DD1

The fuel supply agreement is to transfer with the property, but given the imminent break option, it in essence represents a near 'free of tie' opportunity. A copy of the agreement will be provided within the legal pack.

Shop Supply Agreement

The shop is currently supplied by NISA but is can be terminated at any time subject to a limited notice period. The supply agreement does not need to transfer with the property.

GREEN ROAD SERVICE STATION, 43 GREEN ROAD, PORTSMOUTH, HAMPSHIRE, PO5 4DY

The shop trades on an unbranded basis, therefore it represents the opportunity to significantly enhance sales by incorporating a major symbol brand, as well as expansion of the retail sales area into the ancillary workshop accommodation (subject to planning).

Other Agreements

There are standard agreements in place in respect of the ATM, as well as other minor supply agreements, details of which will be provided in the legal pack.

Fixtures & Fittings / Equipment

All fixtures and fittings / equipment, including fuel dispensers, shop fit-out, back-office equipment, and jet wash are owned (i.e., free of any finance agreements).

All equipment will transfer with the property, although standard third party-owned items will be excluded, but the selected purchaser will be free to engage with the supplier to secure new agreements.

Vehicle Workshop

The vehicle workshop is sublet at a rent of £18,240 per annum on a lease that expires on 31 July 2022. A copy of the sublease will be provided in the legal pack.

TUPE

TUPE regulations will apply. Staff details / contract terms will be provided in the legal pack.



GREEN ROAD SERVICE STATION, 43 GREEN ROAD, PORTSMOUTH, HAMPSHIRE, PO5 4DY

Proposal

We are instructed to seek offers in excess of **£500,000 (Five Hundred Thousand Pounds)**.

Offers are invited for the long leasehold interest, with vacant possession, except for the vehicle workshop which is subject to the abovementioned lease. Staff are to transfer subject to TUPE regulations. Any supply agreements mentioned in the Business Information section above are to also transfer with the property, unless otherwise stated.

Further Information

If you require further information on this property, please do not hesitate to contact:

Alexandra Hess **Email: alexandra.hess@barberwadlow.co.uk**
Tel: 07507 368 172

Adam Wadlow **Email: adam.wadlow@barberwadlow.co.uk**
Tel: 07814 692 312

Strictly confidential

Under no circumstances should staff on site be approached

Subject to Contract
AGW/2021/0012/932
March 2021

Barber Wadlow for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Barber Wadlow has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all plans and maps provided with the particulars are for identification purposes only. Location and street plans have been reproduced by courtesy of the Controller of HMSO.

Barber Wadlow is the trading name of Barber Wadlow Limited. Registered in England and Wales No 7935446

TERMS OF SALE

MARCH 2021

Please note: these terms are to be read in conjunction with the accompanying sales particulars available from the Barber Wadlow website: [Green Road Service Station, 43 Green Road, Portsmouth, Hampshire, PO5 4DY](#)

Please also refer to the Bidding Protocol and Terms attached to the Offer Form.

TUPE:	TUPE regulation will apply. Staff details / contract terms will be provided in the legal pack.
Areas & Measurements:	<p>The site area in these details has been measured by digital mapping and is based on the assumed site boundaries and should be checked against the Title documents.</p> <p>We have measured the building on a Gross Internal Area basis.</p>
Title Information and Site Plans:	The site plans show the assumed site boundaries and are subject to verification against the Title documents. Position of any rights of way are also subject to verification against Title documents.
General:	<ul style="list-style-type: none">• Accounts for the site are not available.• Any third party-owned equipment will be removed, unless otherwise negotiated.
Environmental:	<ul style="list-style-type: none">• The Purchaser will be required to give an environmental indemnity to the Vendor in respect of any claim for historic, current or future contamination.• Historic environmental reports and independently audited wet stock records (up to present day) will be provided to the successful bidder where available.
SDLT:	The Purchaser will be responsible for the payment of Stamp Duty Land Tax.
Legal Costs:	Each party to be responsible for their own legal costs incurred in the transaction.
Viewing:	<p><i>The site is operational. Under no circumstances should enquiries be made with staff on site. Violation may result in disqualification from the bidding process.</i></p> <p>Should you require any further information, please contact:</p> <p>Alexandra Hess Mobile: 07507 368 172 Email: alexandra.hess@barberwadlow.co.uk</p>

Please ensure that this document is completed in full and returned with any supporting information.

Name of Purchasing Legal Entity:	
Address:	
Company No. (if appropriate):	
Principal Contact:	
Telephone No:	
Email Address:	
Overview of Purchaser: (eg., sector experience, number of sites owned/leased, number of sites operated for third parties etc)	

Site Address	Tenure	Offer (in Figures & Words)
Green Road Service Station, 43 Green Road, Portsmouth, Hampshire, PO5 4DY	Long Leasehold	

Other comments relative to offer made

Details of how purchase will be financed and confirmation of availability of funds:

Bank Details:

Bank Name:

Address:

Telephone No:

Email Address:

Solicitor's Contact Details:

Company:

Address:

Contact Name:

Telephone No:

Email Address:

Environmental Stance:

I/We accept the Vendor's environmental stance

Yes / No

Signed:

On behalf of:

Date:

Bidding Protocol:	<ul style="list-style-type: none"> • The deadline for submitting final bids is 12 noon on Wednesday 14th April 2021 • All bids must be mailed to Barber Wadlow Limited, 82a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY. Marked for the attention of: Alexandra Hess • We strongly recommend that bids are mailed using signed for or registered post to confirm their safe arrival. Alternatively, the bidding form can be scanned and returned by email to: alexandra.hess@barberwadlow.co.uk.
Bidding & General Terms:	<ul style="list-style-type: none"> • All bids must be submitted on this tender document. • Offers must be expressed in Pounds Sterling and should not make reference to any other offer. Offers expressed as an amount in excess of another bid received or similar will not be considered. • All offers should include a statement in support, including relevant experience and, if appropriate, any internal or third party approvals which may be required as a condition of completing the purchase. • Offers should include a statement as to the source of funding and, if appropriate, any internal or third party approvals which may be required as a condition of securing funding. It is essential that the bidder confirms its ability to finance the offer, supported by a letter from its funders, or if internally funded, proof that funding is in place. • Please attach any other information which could be relevant to the Vendors in determining the choice of Purchaser. • The name(s) of the proposed Purchaser(s), together with the solicitors who will be acting on your behalf must be provided. • The Purchaser must satisfy itself in all respects as to the condition of the property. No warranties will be provided by the Vendor following completion. • The Vendor requires that the selected bidder proceeds to exchange of contracts in a timely manner. Failure to do so will result in the withdrawal of the contract. • Should an offer be submitted, it will be assumed that the bidder has understood and accepted the terms and conditions contained herein. The Vendor will not enter into further negotiations after an offer has been accepted. • The Vendor does not undertake to accept the highest or any bid submitted.

Subject to Contract