

# To Let (May Sell) Freehold

**Burwash Service Station**  
**A265 Heathfield Road**  
**BURWASH**  
**East Sussex**  
**TN19 7HN**



- Well-presented petrol filling station in affluent East Sussex location.
- Unopposed trading pitch in respect of both fuel and shop sales.
- Forecourt equipment recently upgraded.
- Fuel sales: 2,572,000 litres per annum (FYE March 2017)
- Shop sales: £590,000 per annum (FYE March 2017)
- Scope to extend shop building



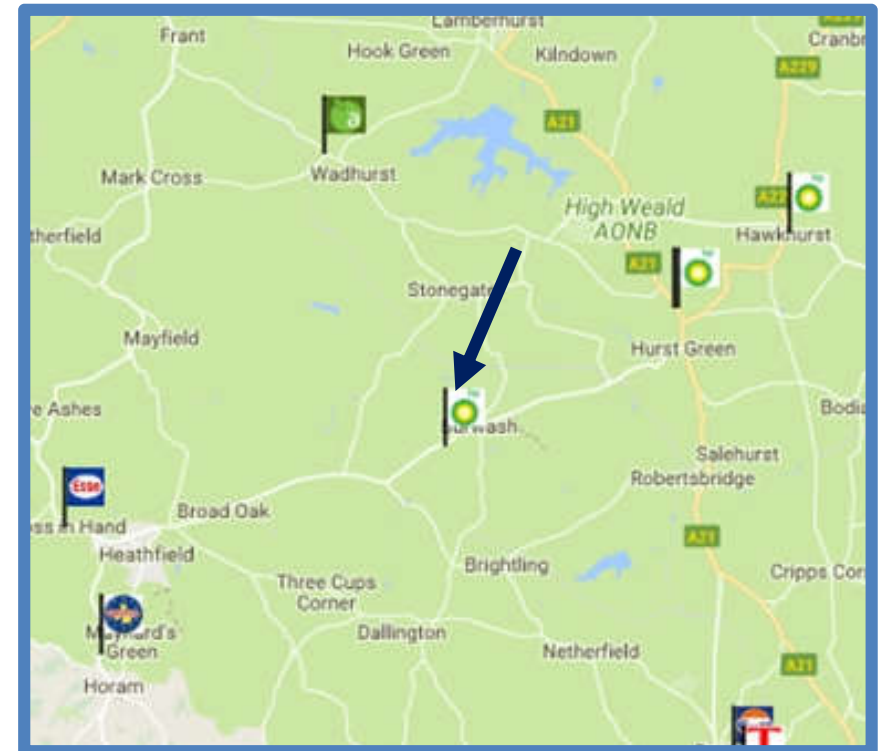
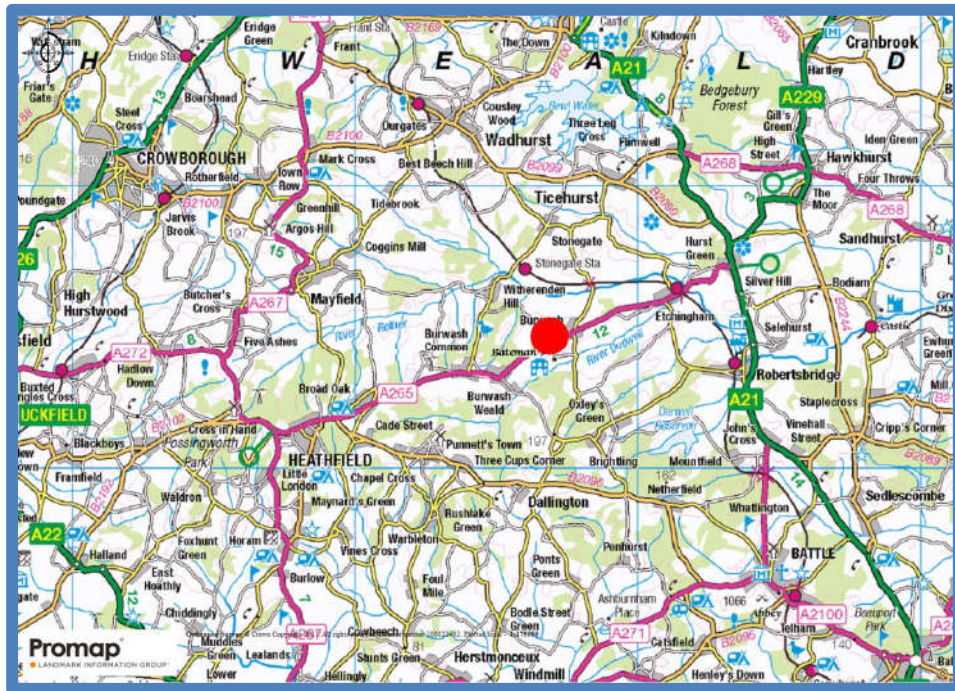
## BURWASH SERVICE STATION, A265 HEATHFIELD ROAD, BURWASH, EAST SUSSEX, TN19 7HN

### Location & Situation

The property is located in Burwash, an affluent rural village in East Sussex, with a population of 1,317 inhabitants [source: Census 2011]. Burwash is located approximately 15 miles south of Tunbridge Wells and 15 miles north of Bexhill, whilst Heathfield is 6 miles to the west and Hawkhurst is 8.5 miles to the east.

The property is situated adjacent to high-quality residential dwellings, 0.5 mile to the west of the village centre, which has a small Post Office / Londis shop, but no other shop offers. Bateman's (National Trust) is a popular tourist attraction 0.4 mile to the south that enhances the subject site's customer base.

The site is not subject to any direct fuel retailing competition, with the nearest competition being an Esso 7.25 miles to the west and two BP sites 5.75 miles to the east.



### The Property

The property comprises a petrol filling station incorporating fuel forecourt, convenience store building, valeting facilities and customer car parking.

The forecourt is equipped with 4x6-nozzle multi-product dispensers arranged in a square formation, beneath a flat-topped, illuminated canopy having a height of 4.2 metres.

The shop building extends to 89.2m<sup>2</sup> (960ft<sup>2</sup>) and provides a retail sales area of 59.4m<sup>2</sup> (639ft<sup>2</sup>) and incorporates an ATM.

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Valeting facilities comprise a hand car wash (currently let to D-Valeting.com) and an air/water tower.

The site extends to 0.271 hectare (0.670 acre) and benefits from access/egress from the A265 Heathfield Road.



Forecourt	4x6-nozzle multi-product dispensers in square formation	Dispenser Type	Gilbarco Veederroot (new dispensers installed in 2016)
Canopy Clearance Height	4.2 metres	Forecourt Brand	BP

Totem Pole	Yes	Separate HGV Forecourt	No	
Approximate No of Car Parking Spaces	x6	Forecourt Surface	Brick paviour	
TANK FARM:				
	Tank No.	Product	Capacity (Litres)	Date Installed
	1	Diesel	26,384	1988 (single-walled)
	2	Diesel	26,384	
	3	Ultimate Diesel	22,019	
	4	Ultimate Unleaded	22,019	
	5	Unleaded	22,019	
	6	Unleaded	22,019	
	Total		140,844	
Off-Set Fill Provided	Yes	LPG Tanks	No	
Tank Gauge	Veederroot TLS-350R	Fairbanks Monitoring	Yes	
SHOP:				
Brand	Spar			
Floor Area	Shop Building:			
	Description	M <sup>2</sup>	Ft <sup>2</sup>	
	Retail Shop	59.4	639	
	Ancillary	29.8	321	
	Total Gross Internal Area	89.2	960	
	The above areas exclude the hand car wash store room, which extends to 29.0m <sup>2</sup> (312ft <sup>2</sup> ).			
No of Tills	x2	Alcohol	Yes	
Lottery	Yes	E-Pay	Yes	
Paypoint	No	Payzone	No	
Food To Go	No	Coffee Machine	Yes (Tchibo)	
ATM	Yes (hole in wall – free to use) [Cashzone]	Amscreen	No	

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Customer WCs	Yes		
<b>VALETING:</b>			
Car Wash	x0	Jet Wash	x0
Air / Water Tower	x1	Vacuum / Fragrance Machine	x0
Hand Car Wash	Yes – operator occupies a former rollover car wash bay that is metal-framed, with brick/glazed elevations and benefits from a concrete pad that is fitted with a recessed drainage interceptor. In addition, there is a small building at the rear of the site that is used as an office and store room for the hand car wash operator.		
<b>OTHER:</b>			
Drop-Off Boxes	No	Advertisement Hoardings:	x0 Primesight hoardings x0 Full-size hoardings

## Site Area

The site extends to approximately 0.271 hectare (0.670 acre).

## Tenure

Freehold.

## Rating Assessment

Address	Description	Rateable Value (wef)
Burwash Service Station, Heathfield Road, Burwash, Etchingham, East Sussex, TN19 7HN	Petrol filling station and premises	£29,750 (01.04.2017)
ATM Site at Burwash Service Station, Heathfield Road, Burwash Weald, Etchingham, East Sussex, TN19 7HN	Site of ATM	£3,750 (01.04.2017)

## EPC Rating

Awaiting copy of EPC survey.

## Trading Information

	12 months to 31.03.2017
Total Fuel Sales (Litres)	2,571,958
Total Fuel Margin (ppl) net of credit card and Nectar charges	5.27 ppl
Core Shop Sales (exc. VAT, Lottery, Paypoint, ATM & Valet Sales)	£589,704
Core Shop Sales Gross Profit Margin (%)	26.5%
Lottery	£73,784
E-Pay/Paypoint	£11,570
ATM	£1,440
Hand Car Wash Rental Income	£16,200

## Trading Hours

7am – 10pm seven days a week.

## 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:	BP Oil UK Limited
Expiry Date:	03.09.2022 (Retailer Break Option: 04.09.2020)
Pricing Structure:	Margin share
Credit:	7 days

The fuel supply agreement is to transfer with the property. A copy of the fuel supply agreement can be made available upon request.

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## Shop Supply Agreement

Shop supply agreement can be terminated at any time subject to limited notice period.

## 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 and back-office equipment, 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 party will be free to engage with the supplier to secure new agreements.

## Hand Car Wash

The hand car wash facility is occupied by D Valatting Consultants Limited on a three-year licence, which commenced on 1 August 2017 (licence can be terminated by either party at any time, subject to six months' notice). The licence fee is £16,200 per annum (VAT not charged). The licensee is responsible for water, insurance and interceptor cleaning costs, whilst the licensor is responsible for providing electricity.

## Shop Extension

Plans have been prepared to extend the shop building, providing a floor area of circa 180m<sup>2</sup>. Plans available upon request.

## TUPE

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

## Proposal

The property is available to let on a new 10+ year lease, subject to standard full repairing and insuring obligations. Rental offers are invited.

Offers for the freehold may also be considered.

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.

## Further Information

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

**Alexandra Hess**

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**Adam Wadlow**

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**Tel: 0121 308 6060**

**Strictly confidential**

**Under no circumstances should staff on site be approached**

**Subject to Contract**

**AGW/2017/0069/669**

**January 2018**



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