

For Sale

Freehold

City Service Station,
Commercial Road,
Hereford, Herefordshire,
HR1 2BG



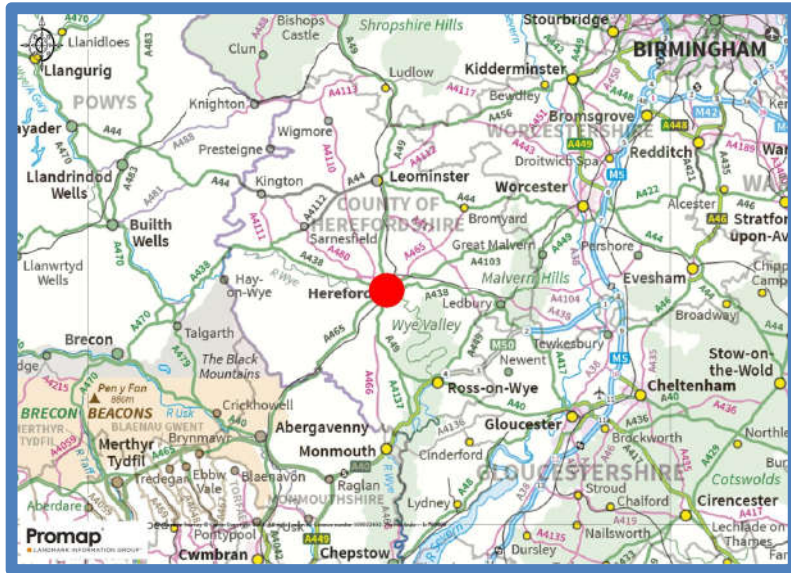
- Highly prominent site, Hereford city centre
- Freehold
- Free of fuel tie in October 2019
- Fuel sales: circa 2,300,000 litres per annum
- Shop sales: circa £670,000* per annum
- Scope to enhance trading performance through re-branding and undertaking shop extension

*Excluding VAT, services and lottery

CITY SERVICE STATION, COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BG

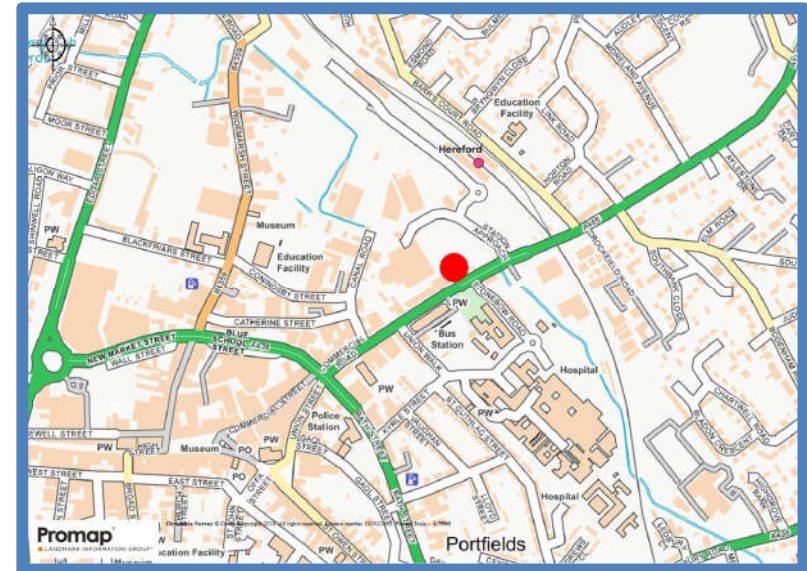
Location & Situation

The property is located in Hereford, the county town of Herefordshire, with a population of 55,800 inhabitants [source: Census 2011]. The town is situated 27 miles to the south west of Worcester, 29 miles north west of Gloucester and 50 miles to the south of Shrewsbury.

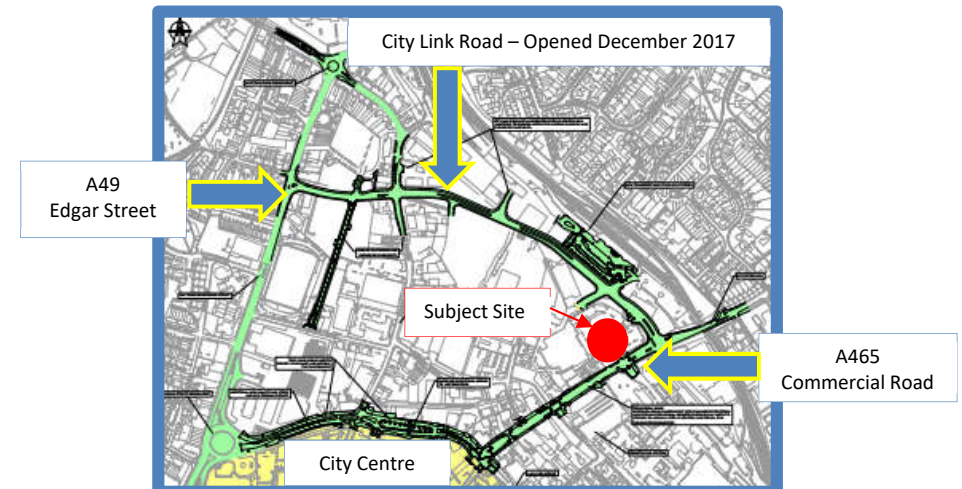


The property is situated 0.4 mile to the north east of the city centre and fronts the A465 Commercial Road, which is one of the main arterial routes in/out of the city centre, benefiting from an annual average daily traffic flow of 14,566 vehicles [source: DfT 2016].

The property is prominently situated at the front of a Morrisons supermarket (no petrol filling station), directly opposite a KFC, Lidl and Pets at Home. The location is further enhanced by the Hereford County Hospital, 0.1 mile to the south, and Hereford Train Station at a similar distance to the north.

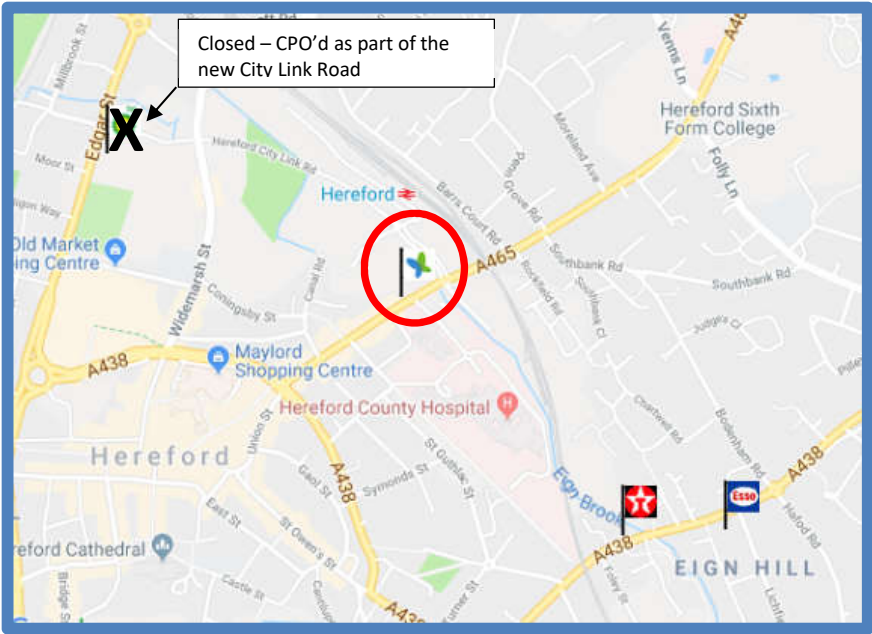


The profile of the location and site accessibility has also been improved with the development of the new City Link Road, which opened in December 2017. The £34million development provides a circa 0.5-mile link road between the A49 Edgar Street and A465 Commercial Road and is intended to improve vehicular circulation in the area.



CITY SERVICE STATION, COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BG

The subject site is the only petrol filling station on the A465 (see plan below) within Hereford. There is also limited c-store competition nearby that benefits from dedicated off-street customer car parking.



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 four dispensers, arranged in a square formation and protected by a steel-framed, flat-topped illuminated canopy.

The shop building extends to 78.4m² (844ft²) and provides a retail sales area of 62.0m² (667ft²).

Valeting facilities comprise a former car wash bay that is currently leased to a hand car wash operator, as well as an air tower.

The site extends to 0.123 hectare (0.305 acre) and benefits from two access points off Commercial Road.

Forecourt	3x4-nozzle and 1x6-nozzle multi-product dispensers in square formation	Dispenser Type	Gilbarco Veederroot																																
Canopy Clearance Height	3.5 metres	Forecourt Brand	Harvest																																
Totem Pole	Yes	Separate HGV Forecourt	No																																
Approximate No of Car Parking Spaces	10	Forecourt Surface	Sectional concrete / Tarmacadam																																
TANK FARM:																																			
<table><tr><th>Tank No.</th><th>Product</th><th>Capacity (Litres)</th><th>Date Installed*</th></tr><tr><td>1</td><td>Diesel</td><td>13,000</td><td>1960</td></tr><tr><td>2</td><td>Unleaded</td><td>13,400</td><td>1960</td></tr><tr><td>3</td><td>Unleaded</td><td>13,400</td><td>1960</td></tr><tr><td>4</td><td>Super Unleaded</td><td>13,400</td><td>1979</td></tr><tr><td>5</td><td>Unleaded</td><td>22,200</td><td>1979</td></tr><tr><td>6</td><td>Diesel</td><td>26,000</td><td>1986</td></tr><tr><td>Total</td><td></td><td>101,400</td><td></td></tr></table>				Tank No.	Product	Capacity (Litres)	Date Installed*	1	Diesel	13,000	1960	2	Unleaded	13,400	1960	3	Unleaded	13,400	1960	4	Super Unleaded	13,400	1979	5	Unleaded	22,200	1979	6	Diesel	26,000	1986	Total		101,400	
Tank No.	Product	Capacity (Litres)	Date Installed*																																
1	Diesel	13,000	1960																																
2	Unleaded	13,400	1960																																
3	Unleaded	13,400	1960																																
4	Super Unleaded	13,400	1979																																
5	Unleaded	22,200	1979																																
6	Diesel	26,000	1986																																
Total		101,400																																	
*All tanks re-lined in 2002																																			
Off-Set Fill Provided	No	LPG Tanks	No																																
SHOP:																																			
Brand	Mace																																		

CITY SERVICE STATION, COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BG

Floor Area	Shop Building:		
	Description	M ²	Ft ²
	Retail Shop	62.0	667
	Ancillary	16.4	177
	Total Gross Internal Area	78.4	844
No of Tills	2	Alcohol	Yes
Lottery	Yes	Services (Paypoint. E-Pay, ETop-Up etc)	Yes
Food To Go	No	Coffee Machine	Yes (Tchibo)
ATM	Yes (positioned in shop – free to use) [Operator: Yourcash.com]	Customer WC	No
VALETING:			
Car Wash	No	Jet Wash	0
Hand Car Wash	Yes	Air / Water Tower	1 (air-only)
OTHER:			
Drop-Off Boxes	No	Advertisement Hoardings:	No



Site Area

The site extends to approximately 0.123 hectare (0.305 acre).



Tenure

Freehold.

Rating Assessment

Address	Description	Rateable Value (wef)
City Self Service Station, Commercial Road, Hereford, HR1 2BG	Petrol filling station and premises	£45,500 (01.04.2017)
Hand Car Wash at City Service Station, Commercial Road, Hereford, HR1 2BG	Hand car wash and premises	£18,250 (01.04.2017)

CITY SERVICE STATION, COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BG

EPC Rating

Awaiting copy of EPC survey.

Trading Information

	12 months to 31.12.2015	12 months to 31.12.2016	12 months to 31.12.2017
Total Fuel Sales (Litres) – including bunker sales	3,312,302	3,160,488	2,304,892
Bunker Sales (Keyfuels / UK Fuels)	346,743	433,238	392,981
Total Fuel Gross Profit (ppl)	3.70	3.40	3.69
Total Shop Sales (excl VAT, Lottery, Services, Valet Sales)	£674,857	£721,289	£669,177
Total Shop Sales Gross Profit (%)	24.44%	21.89%	21.85%
Services	£400,814	£396,435	£335,263
Hand Car Wash Rent (excl VAT)	£16,000	£16,000	£25,000
Commissions	£7,026	£8,755	£8,808

Trading Hours

24 hours, 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:	Harvest Energy Limited
Expiry Date:	16 October 2019
Pricing Structure:	Platts' plus 2.85ppl unleaded / 2.99ppl diesel / 3.95ppl super unleaded (include credit card charges)
Credit:	5 days

The fuel supply agreement is to transfer with the property, subject to the terms and conditions of the supply agreement.

Shop Supply Agreement

The site is currently supplied by Costcutter Supermarkets Group under the Mace brand, but there is no agreement in place.

Hand Car Wash

There is a lease agreement in place in respect of the hand car wash, which is for a 12-month term from 01.11.2017 and the rent passing is £2,500 per month (including VAT).

Other Agreements

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

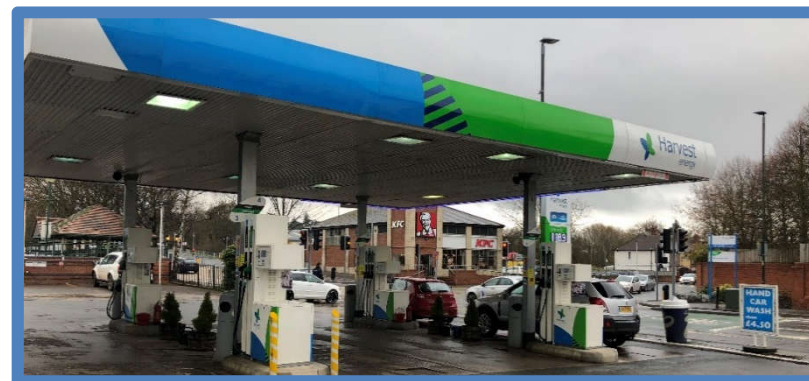
Fixtures & Fittings / Equipment

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. The selected purchaser will be free to engage with the supplier to secure new agreements.

TUPE

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



CITY SERVICE STATION, COMMERCIAL ROAD, HEREFORD, HEREFORDSHIRE, HR1 2BG

Proposal

Offers are invited for the freehold interest, with vacant possession. Staff are to transfer subject to TUPE Regulations. Any supply agreements mentioned in the Business Information section above are also to transfer with the property.

Further Information

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

Alexandra Hess Email: alexandra.hess@barberwadlow.co.uk

Adam Wadlow Email: adam.wadlow@barberwadlow.co.uk

Tel: 0121 308 6060

Strictly confidential

Under no circumstances should staff on site be approached

Subject to Contract
AGW/2018/0020/700
May 2018



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