

Modern Forecourt & C-Store TO LET



Barber Wadlow
Fuel and Automotive Property Advisers

**Dorset House Service Station,
170 Marylebone Road,
London, NW1 5AR**



- **Rare, Central London forecourt opportunity**
- **High profile location fronting A501 Marylebone Road and A41 Gloucester Place**
- **92,000+ vehicles passing site per day**
- **Free of fuel tie**
- **C-Store to be comprehensively upgraded to provide retail sales area of 94m² (1,012ft²)**
- **Available to let on new lease – terms to be agreed**

92,000+ vehicles passing site per day

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DORSET SQUARE

GLOUCESTER PLACE

GLENTWORTH STREET

BAKER STREET

MARYLEBONE ROAD

**DORSET HOUSE
SERVICE STATION**

BAKER STREET



Central London Forecourt & C-Store To Let

Location

Prominently situated at the junction of the A501 Marylebone Road and A41 Gloucester Place, both major routes through Central London.

Daily traffic flows of 78,827 vehicles on Marylebone Road and 13,530 vehicles on Gloucester Place, therefore over 92,000 vehicles passing the site.

Marylebone Road acts as the boundary to the Central London Congestion Charge Zone, therefore the site does not fall within the charging zone.

Limited fuel competition on Marylebone Road and wider Central London area, as demonstrated on plan.

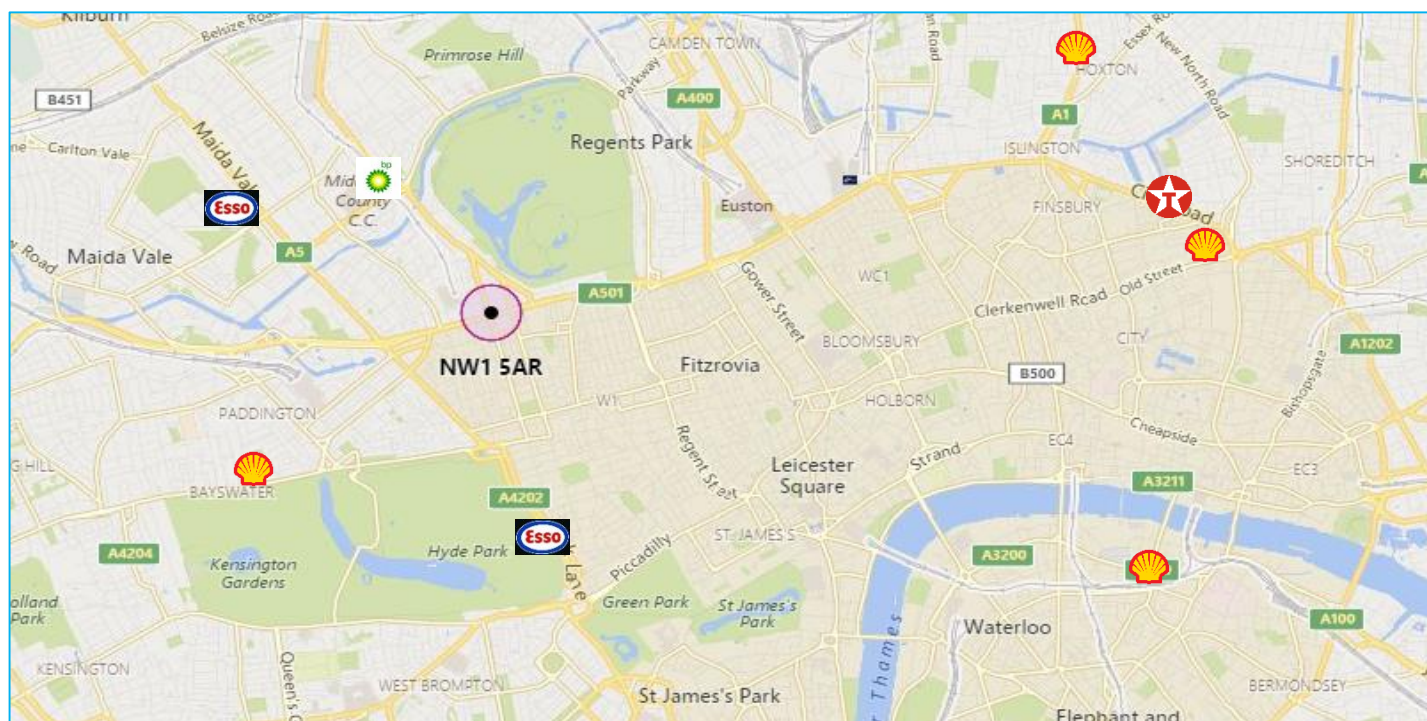
High-density residential area and commercial activity in vicinity will provide substantial and appealing 'walk-on' shop customer base.



Location

The Property

Proposal



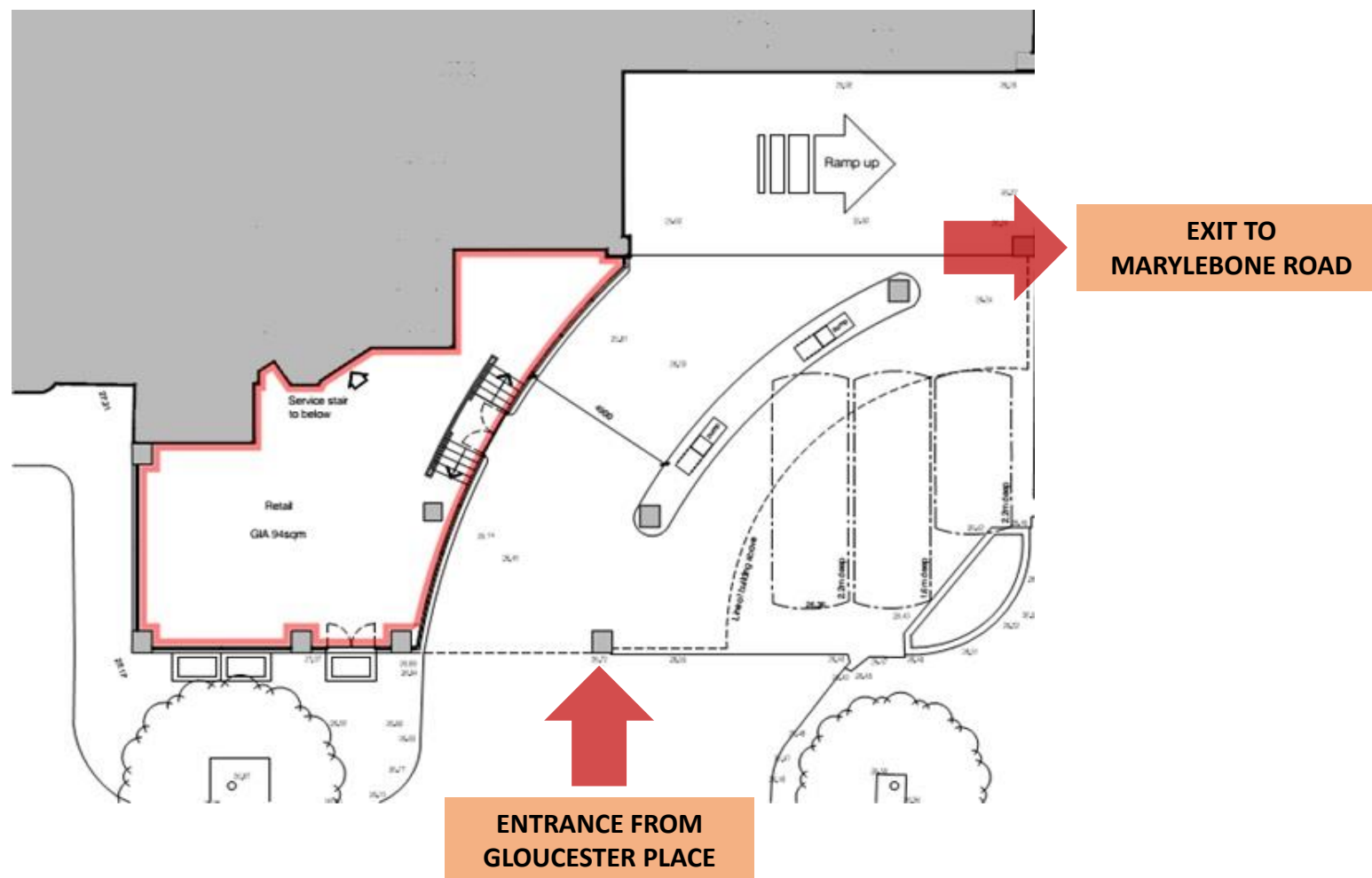
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Location

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An established petrol filling station that is to be subject to a comprehensive upgrade and will provide a forecourt together with c-store that will extend to 161.0m² (1,733ft²) – see breakdown of accommodation overleaf.

The forecourt will be upgraded and equipped with two fuel dispensers, providing four fuelling points.

C-store ancillary accommodation will be provided in the basement that will be accessed via a staircase and stock to be transported via a lift.

Full-height glazing will be installed along all elevations of shop building to enhance the retail offer. Customer access will be provided off Gloucester Place, as well as from the forecourt.

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C-Store Floor Areas

Description	M ²	Ft ²
Ground Floor Retail	94.0	1,012
Basement/Storage	67.0	721
Total	161.0	1,733

C-Store Specification

The shop will be finished to ‘shell’ specification, ready for tenant to fit-out. WCs to be installed.

Fixtures & Fittings / Equipment

Site is to be fitted with new fuel dispensers, as well as all ancillary equipment to provide a fully operational forecourt.



Tank Farm

Tank No.	Capacity (Litres)	Product	
1	23,750	Petrol	Installed 1991 – Double-skin steel
2	9,500	Petrol	
3	23,750	Petrol	
4	33,250	Diesel	
Total	90,250		

Free of Tie

Site to be made available free of fuel and shop supply agreements.

Rating Assessment

Description: Petrol filling station and premises
Rateable Value: £25,500 (wef 01 April 2010)

EPC Rating

To be commissioned upon completion of upgrade works.

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Our client is seeking offers on a leasehold basis.

VAT

It is understood that the property is elected for VAT and, therefore, VAT is chargeable.

Further Information

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

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