

FEUHOLD WITH VACANT POSSESSION* SPRINGBURN SERVICE STATION

911 Springburn Road • Glasgow • G21 1LZ

Barber Wadlow

Fuel and Automotive Property Advisers



- Extensive forecourt and convenience store
- 0.56 acre site with 3,321ft² shop building
- High level of passing traffic - 20,000+ vehicles per day
- Available Free of Fuel & Shop Supply Agreements



Petrol Station Summary

- Extensive forecourt comprising x11 dispensers, valeting facilities and c-store extending to **308.5m² (3,321ft²)**.
- Spacious site extending to **0.23 hectare (0.56 acre)**.
- Fronts the A803 Springburn Road, a main arterial route with a daily traffic flow of circa **20,000+ vehicles**.
- **Feuhold** - with vacant possession.*
- Available **free of fuel & shop supply agreements**.
- Significant opportunity to **enhance trading performance** including incorporation of Food to Go branded offers.
- Offers are invited for the Feuhold interest with vacant possession.



Strictly confidential – under no circumstances should staff on site be approached.

* Vacant possession can be obtained following expiry of existing lease on 09.3.2018

Location & Situation

The property is located 2.5 miles north-east of Glasgow City Centre, the largest city in Scotland, with a population of 593,245 inhabitants [source: Census 2011].

The property fronts the A803 Springburn Road which is subject to a high level of passing traffic at 20,888 vehicles per day [source: DfT 2016]¹. The A803 also provides direct access to Junction 15 of the M8 Motorway, circa 1.8 miles to the south.

Adjacent to the property is a Kia vehicle dealership, KFC drive-thru restaurant and a hand car wash facility. On the opposite side of Springburn Road, development is predominantly of a residential nature comprising multi-storey tenement buildings.

The Property

The property comprises a petrol filling station incorporating a fuel forecourt, convenience store building, valeting facilities and approximately x10 customer car parking spaces.

The forecourt is equipped with x11 dispensers arranged in a domino formation and protected by a steel-framed, flat-topped illuminated canopy with a clearance height of 4.5 metres.

The shop building extends to 308.5m² (3,321ft²) and provides a retail sales area of 213.8m² (2,301ft²). An ATM is incorporated in the front elevation of the shop.

Valeting facilities comprise a jet wash, x2 vacuum/fragrance machines and x1 air/water tower.

The site benefits from access from both carriageways of the A803 Springburn Road.

Site Area

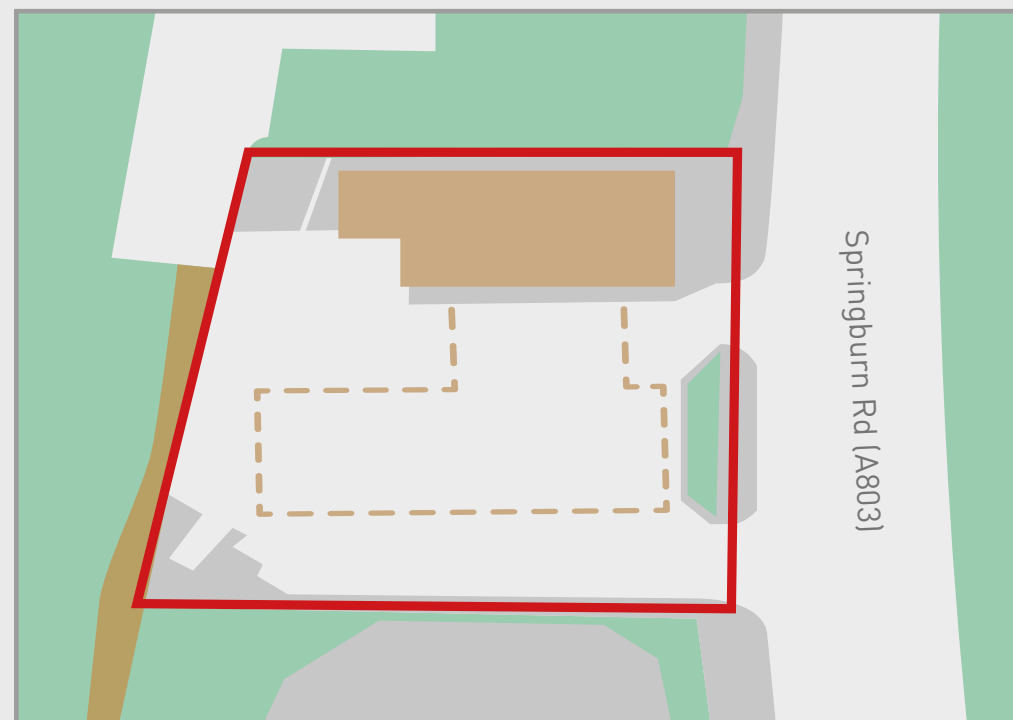
The site extends to approximately 0.23 hectare (0.56 acre).

Tank Capacities

Tank No.	Product	Capacity (Litres)
1	Unleaded	17,460
2	Diesel	26,190
3	Diesel	26,190
4	Diesel	26,190
5	Unleaded	48,500
6	Unleaded	48,500
7	Ultimate Unleaded	24,250
8	Ultimate Diesel	24,250
Total		241,530

*Excludes LPG tanks that are currently unused

¹ Annual average daily traffic flow (traffic count point 74,364)



Tenure

Feuhold. The property is currently subject to a lease to a third party that expired in March 2017 and the tenant is holding over. We have been advised by our client that vacant possession can be obtained on the 9th of March 2018.

Rating Assessment

Rateable Value (wef)

Filling Station - £36,250 (01.04.2017)

EPC Rating

Awaiting copy of EPC survey.

Trading Information

We have been provided with the following headline trading figures for 2016:

- Fuel Sales: 2,200,000 litres per annum
- Retail Shop Sales: £165,000 per annum

Significant scope to enhance trading performance, particularly in respect of shop sales where there is sufficient space for a branded food to go outlet and a more extensive retail offer.

Trading Hours

24 hours, seven days a week.

Business Information

Fuel Supply Agreement

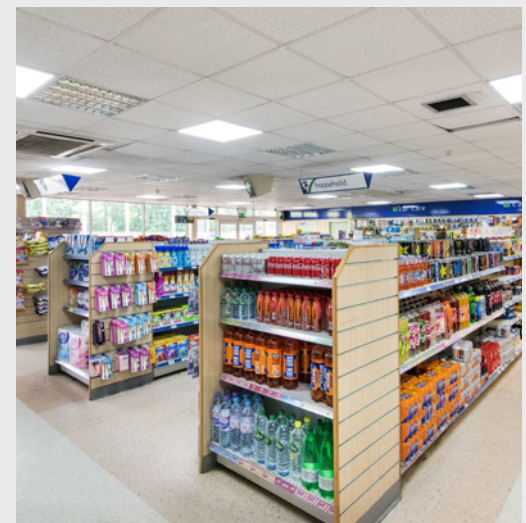
The site is currently supplied by Phillips 66, but we understand that the property can be made available free of tie.

Shop Supply Agreement

We understand that the property can be made available free of any shop supply agreements.

Fixtures & Fittings/Equipment

Fixtures & Fittings/Equipment are owned by the landlord and are not subject to any hire purchase/finance agreements and will be made available with the property.





TUPE

The vendor is awaiting confirmation as to whether TUPE regulations will apply.

Proposal

Offers are invited for the feuhold interest, with vacant possession.

Further Information

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

Alexandra Hess
alexandra.hess@barberwadlow.co.uk

Adam Wadlow
adam.wadlow@barberwadlow.co.uk

0121 308 6060

Subject to Contract . September 2017.

Barber Wadlow
Fuel and Automotive Property Advisers

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