

For Sale

Freehold

Handbridge Service Station,
Queens Park Road, Handbridge,
Chester, Cheshire, CH4 7AD

Barber Wadlow

Fuel and Automotive Property Advisers



- Located in an affluent residential area in close proximity to Chester city centre
- Freehold
- Available free of fuel tie
- Fuel sales: circa 1,800,000 litres per annum
- Shop sales: circa £750,000* per annum
- Scope to extend shop building

*Excluding VAT, services and lottery

HANDBRIDGE SERVICE STATION, QUEENS PARK ROAD, HANDBRIDGE, CHESTER, CHESHIRE, CH4 7AD

Location & Situation

The property is located in Chester, the county town of Cheshire, with a population of 86,011 inhabitants [source: Census 2011]. The town is situated 20 miles to the south of Liverpool, 14 miles to the south west of Manchester and 24 miles west of Crewe.

The property is situated 0.3 mile to the south of the city centre. The property fronts Handbridge / Overleigh Road, which provides a link between the city centre and the A483 Grosvenor Road, as well as providing access to the residential area of Handbridge.

The property is prominently situated at the junction of Handbridge and Queens Park Road, with a three-storey retirement apartment scheme immediately to the rear. Other development in the vicinity comprises good quality residential, Queens Park High School (520 students) and a handful of retail shops.

There is limited fuel retailing competition (see plan below), which enables the site to retain a healthy fuel margin. The site also acts as the principal convenience store to the immediate residential area.



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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 x4 dispensers arranged in a square formation and protected by a steel-framed, flat-topped illuminated canopy.

The shop building extends to 150.1m² (1,616ft²) and provides a retail sales area of 101.5m² (1,093ft²).

Valeting facilities comprise a jet wash bay that is currently leased to a hand car wash operator, as well as an air tower and vacuum/fragrance machine.

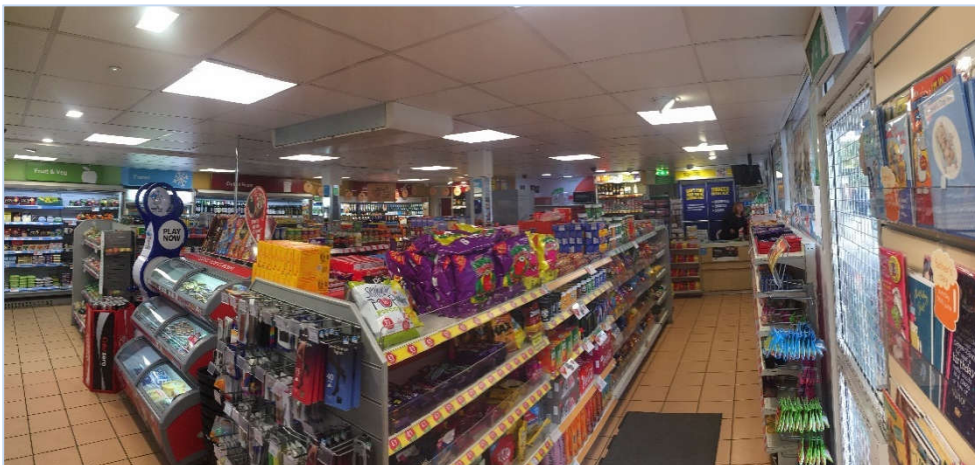
The site extends to 0.11 hectare (0.271 acre) and benefits from two access points off Queens Park Road and Handbridge.



Forecourt	4x4-nozzle multi-product dispensers in square formation	Dispenser Type	Gilbarco Euroline	
Canopy Clearance Height	3.3 metres	Forecourt Brand	Esso	
Totem Pole	Yes	Separate HGV Forecourt	No	
Approximate No of Car Parking Spaces	x7	Forecourt Surface	Sectional concrete / Tarmacadam	
TANK FARM:				
	Tank No.	Product	Capacity (Litres)	Date Installed
	1	Unleaded	13,000	1963
	2	Diesel	13,000	1963
	3	Unleaded	13,000	1963
	4	Unleaded	26,384	1971
	5	Unleaded	17,460	1990
	6	Unleaded	17,460	1990
	Total		100,304	
Off-Set Fill Provided	No	LPG Tanks	No	
SHOP:				
Brand	Londis			
Floor Area	Shop Building:			
	Description	M²	Ft²	
	Retail Shop	101.5	1,093	
	Ancillary	48.6	523	
	Total Gross Internal Area	150.1	1,616	

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No of Tills	x2	Alcohol	Yes
Lottery	Yes	E-Pay	Yes
Paypoint	Yes	Payzone	No
Food To Go	Yes (rollover hot dogs and Bake & Bite)	Coffee Machine	Yes (Espresso Essential)
ATM	Yes (freestanding – charge to use) [Bankmachine]	Amscreen	No
Customer WCs	Yes		
VALETING:			
Car Wash	x0	Jet Wash	x1 (occupied by hand car wash operator)
Hand Car Wash	Yes	Vacuum / Fragrance Machine	x1
Air / Water Tower	x1 (air-only)		
OTHER:			
Drop-Off Boxes	No	Advertisement Hoardings:	x2 Primesight hoardings x0 Full-size hoardings



Site Area

The site extends to approximately 0.110 hectare (0.271 acre).



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Tenure

Freehold.

Rating Assessment

Address	Description	Rateable Value (wef)
Service Station, Handbridge, Chester, CH4 7JF	Petrol filling station and premises	£36,000 (01.04.2017)
ATM Site at Service Station, Handbridge, Chester, CH4 7JF	Site of ATM	£1,300 (01.04.2017)
Advertising Right (Primesight), Service Station, Handbridge, Chester, CH4 7JF	Advertising right and premises	£900 (01.04.2017)

EPC Rating

Awaiting copy of EPC survey.

Trading Information

	12 months to November 2016	6 months to May 2017 (Annualised)
Total Fuel Sales (Litres)	1,795,744	1,863,736
Total Fuel Margin (ppl)	5.4ppl	4.9ppl
Core Shop Sales (exc. VAT, Lottery, Paypoint, ATM & Valet Sales)	£758,148	£750,808
Core Shop Sales Gross Profit Margin (%)	26.0%	24.1%
Lottery	£69,971	£60,200
E-Pay/Paypoint	£108,864	£95,118
ATM	£12,930	£12,784
Hand Car Wash Rental Income	£10,680	£10,536
Hermes Parcels	£2,539	£3,058

Trading Hours

6.30am – 10.30pm 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:	Greenenergy Fuels Limited
Expiry Date:	22.09.2019
Break Date:	Retailer can terminate the agreement at any time subject to 3 months' notice
Pricing Structure:	Platts' plus 1.75ppl (excludes credit card charges)
Credit:	7 days

The fuel supply agreement is to transfer with the property, albeit as mentioned above, can be terminated subject to the limited notice period.

Shop Supply Agreement

Londis 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 and hand car wash, 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 purchaser will be free to engage with the supplier to secure new agreements.

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TUPE

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



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 to also 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/2017/0049/649
JUNE 2017

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