



03 **Three Peaks Service Station**
Ingleton, North Yorkshire LA6 3DL

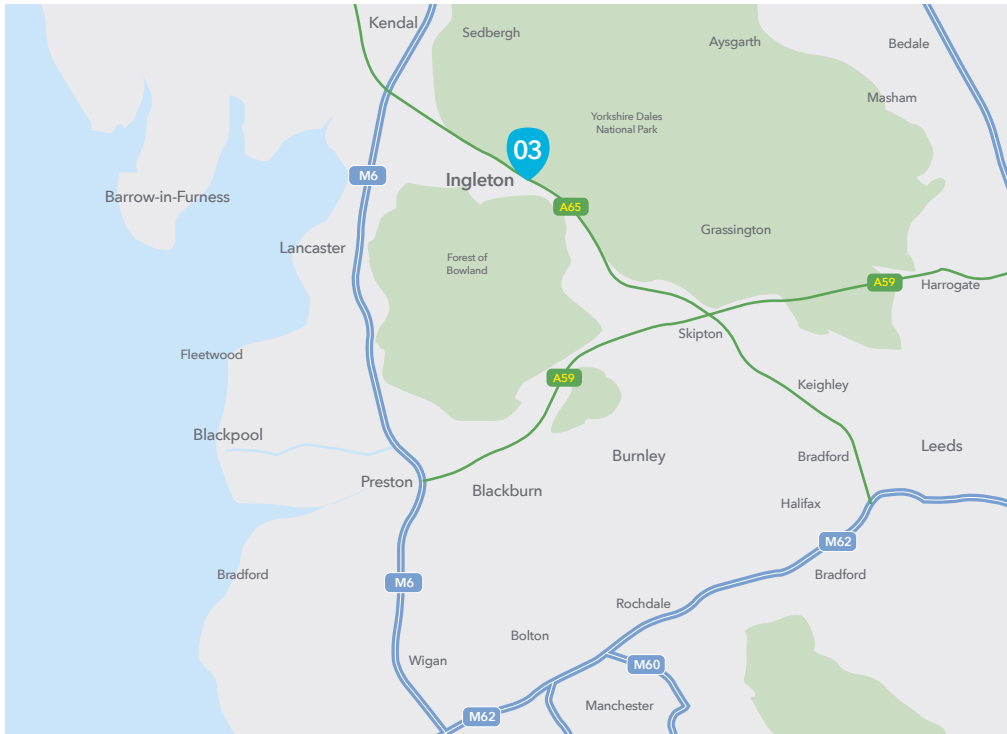


Location

The property is located in Ingleton, North Yorkshire, a village 9 miles from Settle, 19 miles from Kendal and 17 miles from Lancaster on the western side of the Pennines. Industry in the village includes a number of major quarries with Ingleton Quarry, owned by Hanson Aggregates, producing 350,000 tonnes of high quality gritstone per year. Tourism is the town's main economic driver being within the Yorkshire Dales National Park, with waterfalls and caving popular with visitors. The village has a resident population of 2,186 (2011 Census).

The site fronts New Road (A65), the main route from Skipton to in the east to Kendal in the west. The store provides the primary shopping provision for the village.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a new format redeveloped Co-op petrol filling station, completed on 28th June 2018.

The high specification petrol station comprises a 4,993 sq ft convenience store with 16 car parking spaces (2 disabled) together with 3 pump petrol pumps (24 hoses). The property occupies a site of 0.489 acres.

EPC

Energy performance certificates can be provided upon request.

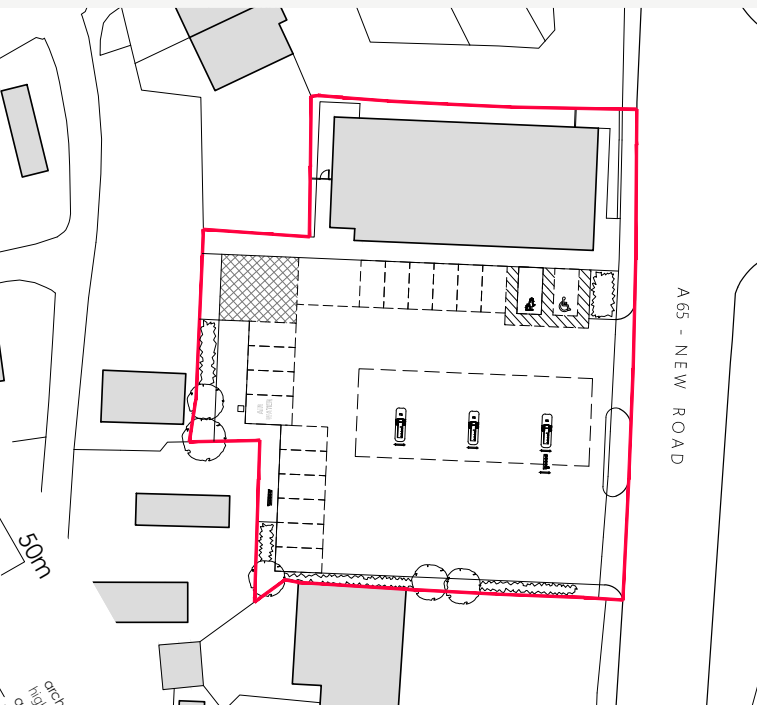
Tenure

Freehold.



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 20 years to with effect from completion. The initial rent of £145,0000 per annum (£29.04 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£2,572,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.39% (Sale and Leaseback Costs):

- £ 5.25% Net Initial Yield
- 📈 6.09% Reversionary Yield (2023)
- 🏠 7.06% Reversionary Yield (2028)