

# Operational Filling Station with Redevelopment Potential

## FREEHOLD FOR SALE

On the Instructions of MRH (GB) Ltd

## DERBY DE24 0DU

### Raynesway



#### Location

The site is located on a roundabout at the junction of London Road (A6) and Raynesway (A5111). The site is in Alvaston, approximately 2.75 miles to the south east of Derby city centre. The retail units adjacent combine local traders and national multiples, with a post office directly to the east of the site. To the north boundary are two large detached houses. The footpath that adjoins the northern boundary is outside the current ownership.

#### Description

The site comprises a BP petrol filling station, consisting of three pump islands in a staggered startergate formation under a large canopy and connected to a flat-roofed shop. A car wash is located to the rear of the shop with an additional jet wash in the northern corner, and the site also benefits from air/water and vacuum facilities.

The site extends to approximately 0.11 hectare (0.27 acre).

#### Trading

The site is offered subject to a fuel supply agreement. Further details will be released to shortlisted parties.

Year	Fuel /Litres	Shop	Valeting
2005	4,904,487	£232,036	£6,706
2006	4,768,970	£239,962	£5,891
2007	5,082,099	£235,874	£9,208

Revenues exclude VAT.

#### Planning

The property has potential for alternative uses such as retail and residential, subject to obtaining necessary planning consent. Interested parties should make their own enquiries of the local authority.

#### Environmental Condition & Indemnity

An Environmental Report Summary of the property is included within the **Further Information** section of the website, which outlines the reports carried out on the site. Prospective purchasers will be able to undertake updated Environmental Assessments at their cost, following exchange of contracts, in order to satisfy themselves on the condition of the property. Copies of previous reports will be available for shortlisted parties, subject to assignment from the respective consultants. The successful purchasers will be required to provide an environmental indemnity to the Vendor for all past or future contamination.

#### Tenure

The site is available freehold with vacant possession, or as a trading entity. If acquired as a trading site, TUPE regulations will apply and wet and dry stock is to be purchased at cost upon completion.

#### Offers

The preference is for unconditional offers to be submitted. However, conditional offers upon planning will also be considered. All offers must be accompanied by details of funding for the proposed acquisition. Conditional offers must include full supporting information together with site layout plans and details of conditions.

All offers are to be submitted to Mark Frostick no later than **12 noon on Friday 18<sup>th</sup> July 2008**. Our clients do not bind themselves to accept the highest or any offer received. Prior to submitting any offer, interested parties should refer to the sale contract detailing the conditions of the disposal and other relevant information, found in the **Further Information** section of the website.

All offers are to be set out on the Schedule provided.

#### Stamp Duty

Stamp duty will apply on the sale of this property.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Further Information - [www.malthurstpfssites.co.uk](http://www.malthurstpfssites.co.uk)

The following further information is available (where applicable) to download:

- Environmental Summary
- Report on Title
- Fuel Supply Agreement Summary/Trading Figures
- Specimen Sale Contract
- Offer Schedule

#### VAT

Value Added Tax will be charged at the prevailing rate.

#### Viewing

Strictly by appointment through the sole agent.

#### Contact:

**Mark Frostick**  
**01480 371 456**  
**maf@rapleys.co.uk**



**0870 777 6292**  
**www.rapleys.co.uk**

LONDON

BRISTOL

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HUNTINGDON

MANCHESTER

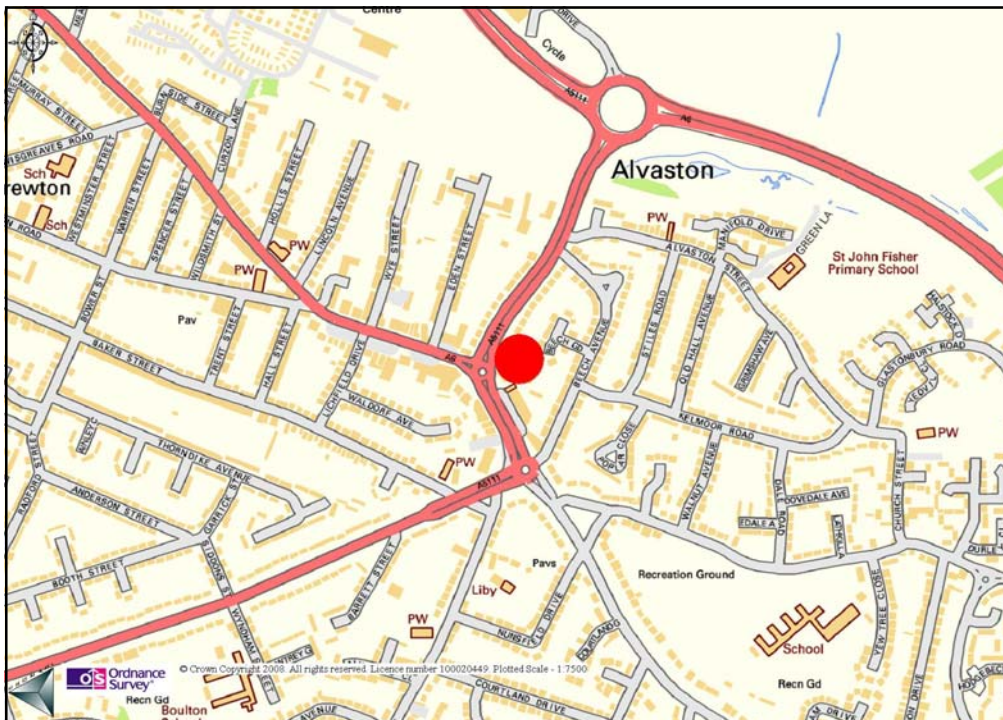
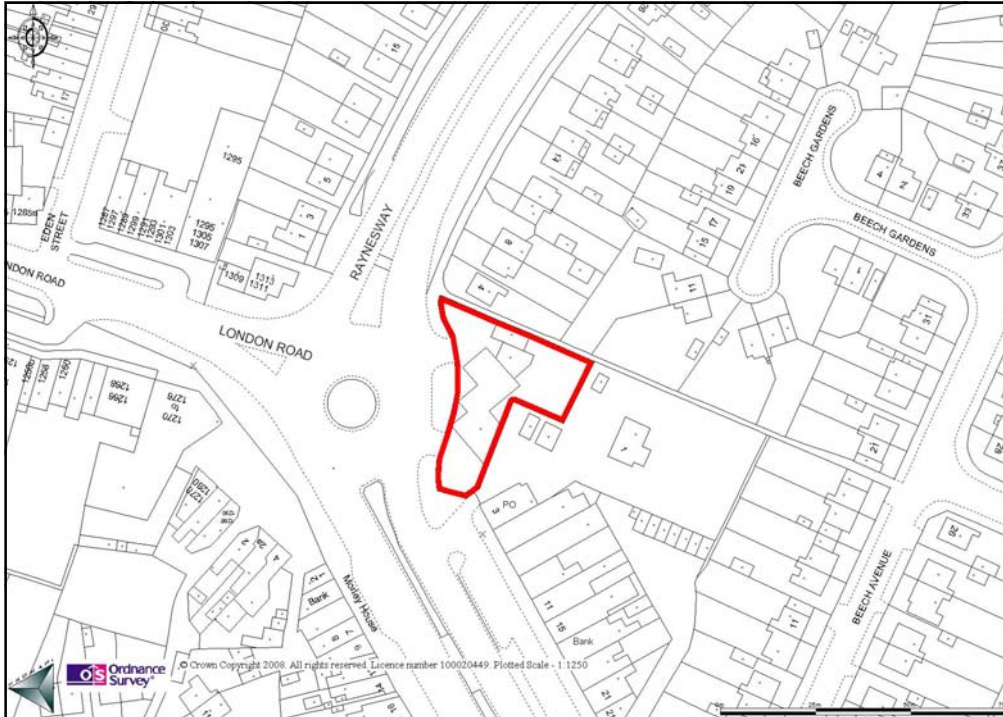
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