

Operational Filling Station with Redevelopment Potential

FREEHOLD FOR SALE

On the Instructions of MRH (GB) Ltd

ROTHERHAM S65 1PX

Fitzwilliam Road



Location

The site is located on Fitzwilliam Road (A630) between the junctions with Denman Street and Selwyn Street in a predominately residential area. The site is 0.5 miles to the north east of Rotherham town centre. To the rear of the site is terraced residential area and opposite is St Anne's Junior and Infant School.

Description

The site comprises a Total petrol filling station, consisting of four pump islands in a four-square formation under a large canopy and a single storey shop. A car wash is located to the rear of the shop boundary with a jet wash in the northern corner and the site also benefits from air/water and vacuum facilities.

The site extends to approximately 0.16 hectare (0.41 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 | 3,250,157 | £382,323 | £15,530 |
| 2006 | 2,931,076 | £366,816 | £12,581 |
| 2007 | 2,853,074 | £349,808 | £11,468 |

Revenues exclude VAT.

Planning

The property has scope for alternative uses including residential development, 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 18th 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

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:

Paul Mather
0161 817 6227
pm@rapleys.co.uk



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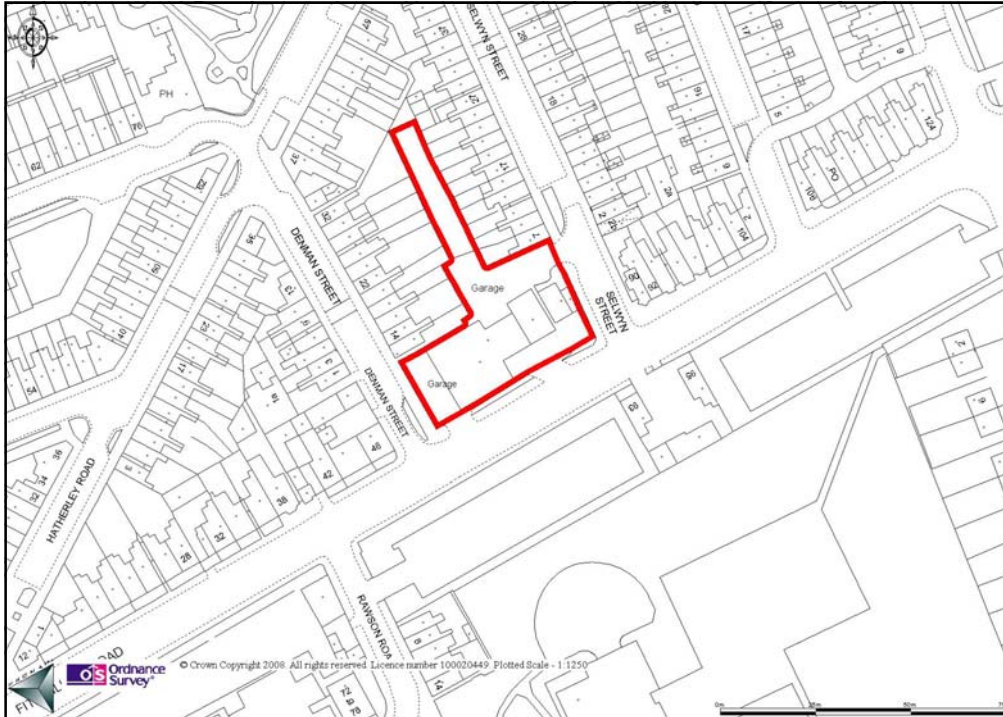
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