

Operational Filling Station with Redevelopment Potential

FREEHOLD FOR SALE

On the Instructions of MRH (GB) Ltd

WORCESTER WR1 3AD

Castle Street



Location

The site is located on the corner of Castle Street and Easy Row on the southern fringe of Worcester Town Centre, opposite Worcester Magistrates Court. This L-shaped site occupies a prominent corner plot just off the retail destination of Foregate Street and adjacent to offices and motor trade premises.

Description

The site comprises a BP petrol filling station, consisting of four pump islands in a four-square formation under a large canopy and connected to an end-of-terrace two storey Victorian property, used as a shop for the petrol filling station. A car wash is located along the southern boundary with a jet wash in the south western corner. The site also benefits from air/water and vacuum facilities.

The site extends to approximately 0.10 hectare (0.24 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	2,843,757	£521,395	£24,493
2006	2,646,977	£565,354	£16,403
2007	2,230,945	£464,432	£9,815

Revenues exclude VAT.

Planning

In addition to the existing use of the property, there is potential to secure alternative motor trade uses, such as car showroom, or alternatively residential, retail, offices or community uses, subject to obtaining satisfactory planning approvals.

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:

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



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