Prominent corner site in residential area

Convenience store with potential to incorporate a branded hot food franchise (STP)

Fuel sales approaching three million litres per annum

Location
The property five miles northwest of Birmingham city centre, at the junction of Hamstead Road (B4167) and Spouthouse Lane. It is approximately one mile and a half to the south of Junction 7 of the M6 motorway.
The surrounding area is predominantly residential.

Description
The premises consist of a well established Total petrol filling station with four pump islands in a ‘two by two’ formation under a traditional canopy. At the rear of the forecourt is a large Spar-branded shop with storeroom, kitchen, WC and office. The site has a rollover car wash to the side of the shop parallel to Spouthouse Lane site frontage.
Fuel Supply Agreement

Offers are invited subject to a tie agreement of which the summary terms are attached. Additional alternative offers can also be made on a free of tie basis.

TUPE

The successful purchaser will be responsible for the employment of all staff engaged at the property under the Transfer of Undertakings (Protection of Employment) Regulations 2006. A copy of the employees schedule will be made available to the successful party.

Environmental Information

Our clients have recently commissioned a Phase II intrusive ground survey to confirm the suitability of the property for continued petrol filling station use. The scope of the reports has been attached, together with any historical information currently available. The successful purchaser will be provided with a warranty and as a consequence will be required to provide a full indemnity to the seller for all past, present and future contamination.

Accommodation

<table>
<thead>
<tr>
<th></th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop Area</td>
<td>135.8</td>
<td>1,463</td>
</tr>
<tr>
<td>Office</td>
<td>13.8</td>
<td>149</td>
</tr>
<tr>
<td>Store</td>
<td>33.3</td>
<td>358</td>
</tr>
<tr>
<td>Kitchen</td>
<td>11.9</td>
<td>128</td>
</tr>
<tr>
<td>Toilets</td>
<td>2.9</td>
<td>31</td>
</tr>
<tr>
<td>Cleaners Cupboard</td>
<td>1.9</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td>199.6</td>
<td>2,149</td>
</tr>
</tbody>
</table>

The above areas have been calculated on an approximate gross internal area basis and should be verified by the purchaser.

Site Area 0.16 of a hectare 0.4 of an acre

Trading Information

- Fuel volume (l) 2,779,000
- Shop Sales ex VAT £384,800
- Car Wash ex VAT £15,600

Opening Hours

Monday – Saturday 6am – 11pm, Sunday 8am – 11pm

Tank Information

<table>
<thead>
<tr>
<th>Tank</th>
<th>Grade</th>
<th>Volume (litres)</th>
<th>Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Prem Diesel</td>
<td>8,737</td>
<td>1970</td>
</tr>
<tr>
<td>2</td>
<td>Diesel</td>
<td>13,305</td>
<td>1970</td>
</tr>
<tr>
<td>3</td>
<td>Unleaded</td>
<td>22,050</td>
<td>1970</td>
</tr>
<tr>
<td>4</td>
<td>Prem Unleaded</td>
<td>13,300</td>
<td>1970</td>
</tr>
</tbody>
</table>

Tenure

Freehold.

Rateable Value

The property is listed in the 2010 Valuation List as “Petrol Filling Station and Premises” with a Rateable Value of £42,750. Please note this is not the rates payable amount.

Map

Site Plan

Fuel Supply Agreement

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VAT
The property is elected to charge VAT and therefore VAT will be payable on the consideration unless Transfer of a Going Concern (TOGC) exemption applies.

Legal Costs
Each party is to bear their own legal costs incurred in the transaction.

Viewing
Strictly by appointment only. The utmost discretion is required should interested parties wish to visit the location. Under no circumstances should any member of staff be approached. Following submission of an acceptable offer, a formal inspection may be arranged.

Terms
Our clients are inviting unconditional offers for their freehold/leasehold interests. All offers must be accompanied by details of funding for the proposed acquisition.

Closing Date for offers: Thursday 12th April 2012.

All offers are to be submitted to CBRE and Rapleys via the Offer Procedure. Copies are available within the Bid Process section of this website.

CBRE
Neil Daniels
020 7182 3970
neil.daniels@cbre.com

Rapleys
Mark Frostick
01480 371456
maf@rapleys.co.uk

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