

**RAPLEYS**

## FOR SALE Petrol Station

rapleys.com  
0370 777 6292

Wall Heath Service Station, Kidderminster Road  
Kingswinford, West Midlands DY6 0EU

CONTACT **Mark Frostick**  
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Unopposed petrol station with strong shop sales

Rare freehold opportunity

Potential to further improve turnover

Annual throughput circa 3.1 million litres

Shop sales circa £1.3 million pa (Inclusive of VAT)

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### Location

The property is located in the Wall Heath area to the north of Kingswinford. The site fronts the busy A449 just to the south of Wall Heath High Street. The surrounding area is mainly high density residential with Wall Heath Community centre to the rear. Kingswinford is a largely residential area to the west of the West Midlands, approximately 5.7 miles north of Stourbridge and 5.0 miles west of Dudley.

### Description

The premises consist of a Texaco branded forecourt with 4 pumps in a four square formation, with a **Bargain Booze** branded shop to the rear. The site has been Texaco branded for circa 6 years and the shop has had a **Bargain Booze** branding for over 15 years.

The shop is supported by 2 store rooms, staff WC and office facilities. To the rear of the property is a workshop. The workshop currently consists of 3 bays, with an external area that was previously used for car sales. The property previously had a car wash, however this was removed but could be reinstated or replaced with a jet wash/hand wash subject to the appropriate consents.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Retail Area	123.00	1339
Stores	29.75	320
Ancillary	48.88	526
Workshop	125.26	1348
<b>Total</b>	<b>326.89</b>	<b>3533</b>
	<b>Hectare</b>	<b>Acre</b>
<b>Total Site Area</b>	<b>0.20</b>	<b>0.48</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Fuel Tie Agreement

We understand that the property is subject to a fuel supply agreement with Texaco expiring in October 2021. Platts at 1.13ppl. A copy of the agreement is available for seriously interested parties.

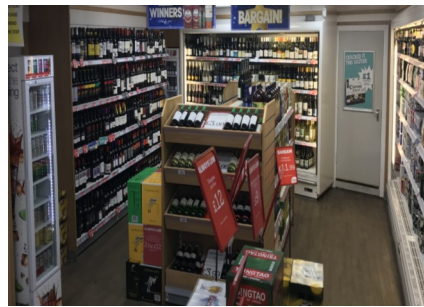
### Employment Information

All existing staff will be transferred under TUPE regulations.

### Trading Information

Annual Throughput 3.1 million litres (including circa 300,000 litres of bunkering). Average margin 5-6ppl.

Annual Shop sales £1.3 million. Further details upon request.



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### Tanks

Tank	Current Fuel	Approx. Capacity. (litres)
1.	Diesel	22,000
2.	Petrol	22,000
3.	Petrol	13,600
4.	Diesel	13,000
5.	Diesel	13,000

### Tenure

Freehold.

### Energy Performance

Energy Performance Asset Rating D.

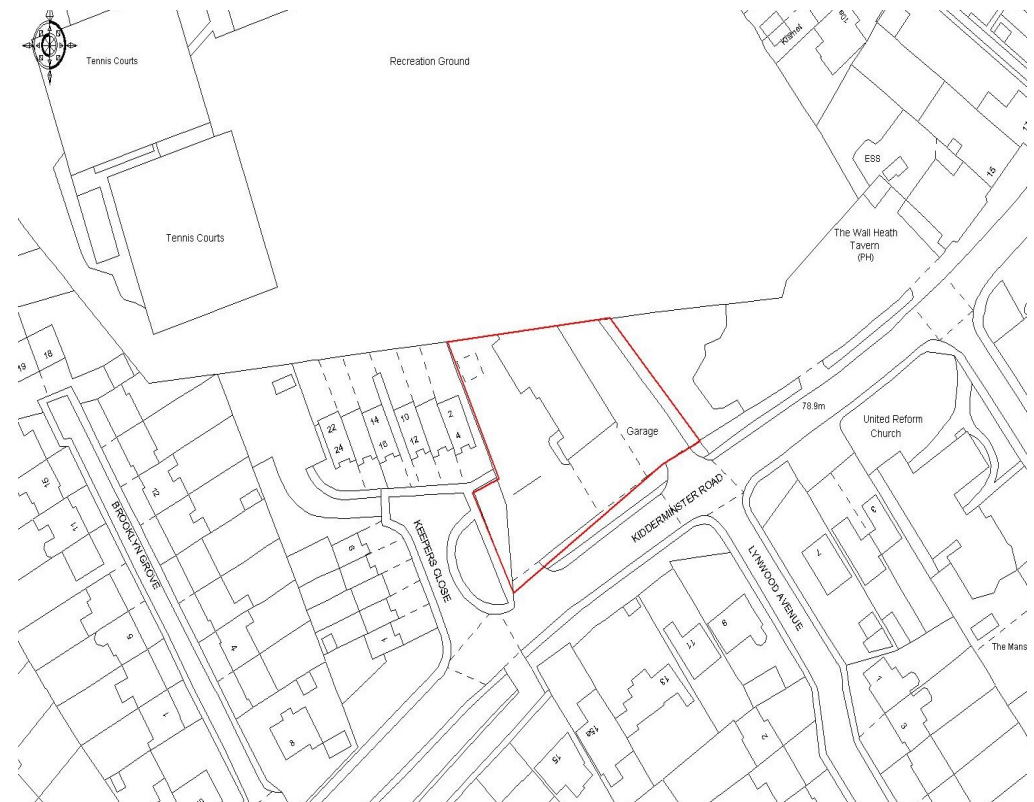
### Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

We are advised that the Rateable Value for the property is in two assessments. The petrol station is assessed at £39,250 and the workshop at £14,000. The UBR for 2019/20 is 49.1p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).



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### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewings & Further Information

As staff are currently unaware all initial viewings should be as a customer. A full inspection will be available after submission of an acceptable offer.

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