

Client
 JAMES HALL & CO
 (PROPERTIES)
 LIMITED



Services

AUTOMOTIVE &
 ROADSIDE

VALUATION

Project

Rapleys were instructed to value a portfolio of 16 freehold petrol filling stations, which were to be moved into the James Hall Group Pension Fund. The instructions were to provide our opinion of market rent based on assumed lease terms, together with the market value of the properties. The instructions were on the basis of vacant possession as well as the investment value based upon the lease terms.

What we did

In March 2020, Rapleys undertook the valuation—just as the Covid-19 pandemic was starting to take hold. Nevertheless, Rapleys were able to carry out full measured surveys of all 16 properties, which were located throughout the north of England.

In order to provide complete and accurate advice, a detailed analysis of the trading performance of each of the facilities was undertaken. We also reviewed the petrol infrastructure, to include underground storage tanks.

After reviewing the information at hand, and carrying out further due diligence, we were able to provide a comprehensive report of our opinions of values within three weeks of instructions.

What we achieved

Although the country was subject to the UK Government restrictions due to the Coronavirus pandemic, we were able to use our experience and knowledge of the sector to provide accurate advice. We were also able to report within the timetable provided by the client.

The client was then able to utilise the information to assist with the decision making process as to which properties to transfer into the Group Pension scheme.

